

CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, August 13, 2026 at 5:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within a minimum of 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.

ROLL CALL

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF JULY 9, 2026.

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC.

Certificates of Survey

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2627-2 FOR CHEYENNE ESTATES

NON-CONSENT ITEMS

404 E. Symmes

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

Uses in I-1

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PCR-2627-1: A RESOLUTION OF THE PLANNING COMMISSION DETERMINING WHETHER THE USE OF OUTDOOR STORAGE/PARKING OF THIRD-PARTY EQUIPMENT, VEHICLES, TRAILERS, BOATS, AND RECREATIONAL VEHICLES UNDER CERTAIN CONDITIONS IS APPROPRIATE IN THE I-1, LIGHT INDUSTRIAL DISTRICT, PER THE PROVISIONS OF SECTION 36-529(A)(4).

Juniper Sage at Cobblestone Creek

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-2: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PLACE THE SAME IN PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)

Cedar Lane

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: AN ORDINANCE OF THE

COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE.

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.

Franklin Baptist Church

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) THROUGH TWENTY (20), INCLUSIVE, OF BLOCK TWO (2), BEING PART OF THE ORIGINAL TOWN PLAT OF FRANKLIN, CLEVELAND COUNTY, OKLAHOMA AS FILED IN PLAT BOOK 1 AT PAGE 99, DATED MAY 29, 1908 IN THE CLEVELAND COUNTY CLERK'S RECORDS, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (7327 E FRANKLIN RD, WARD 5)

The applicant requests postponement to the December 10, 2026 Planning Commission meeting.

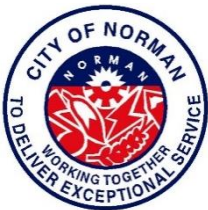
MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

ADJOURNMENT

File Attachments for Item:

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF JULY 9, 2026.



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, July 09, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Thursday, July 09, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Bird called the meeting to order at 5:35 p.m.

ROLL CALL

PRESENT

Commissioner Douglas McClure
Chair Erica Bird
Commissioner Steven McDaniel
Commissioner Jim Griffith
Commissioner Maria Kindel

ABSENT

Commissioner Cameron Brewer
Commissioner Liz McKown
Secretary Kevan Parker
Vice Chair Michael Jablonski

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Logan Gray, Planner II
Kelly Abell, Planner I
Bailey LaChance, Admin Tech IV
Brandon Brooks, Capital Projects Engineer
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Maria Nairn, Communications & Engagement Coordinator

GUESTS PRESENT

Armando Rosell, 101 N Robinson Ave, STE 200, OKC, OK
A.C. Raines, 3320 Heather Glen Terr, Norman, OK
Steven Howard, 933 Heather Glen Terr, Norman, OK
Tim Trotter, 925 Heather Glen Terr, Norman, OK
Terry & Susan Hathorn, 3324 Heather Glen Terr, Norman, OK
Austin Jackson, 4701 N Porter, Norman, OK
Ellen Feaver, 905 Heather Glen Terr, Norman, OK
Eugene Kullmann & Linda Paulsen, 936 Heather Glen Dr, Norman, OK

Jim Jenkins, 3328 Heather Glen Dr, Norman, OK
 John Proctor, 1505 Shadybrook Dr, Norman, OK
 Shanon King, 314 E Hayes St, Norman, OK
 Julie Reyes, 928 Heather Glen Dr, Norman, OK
 Maurine Garton, 937 Heather Glen Dr, Norman, OK
 Kirk Garton, 3301 Pinehurst Dr, Norman, OK
 Judy Reynolds, 3332 Heather Glen Dr, Norman, OK
 Patricia Whaley, 904 Heather Glen Dr, Norman, OK
 Paula Wolf, 2821 Weymouth Way, Norman, OK
 Shannan Hinckley, 3201 Deskin Dr, Norman, OK
 Rick & Donita Garner, 933 Heather Glen Dr, Norman, OK
 Jonathan Kindel, 1600 112th Ave NE, Norman, OK
 Gary & Kathy Blakley, 3301 Heather Glen Terr, Norman, OK
 Richard Squirrel, 921 Heather Glen Terr, Norman, OK

CONSENT ITEMS

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Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF JUNE 11, 2026.

Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2627-1 FOR NUGENT ESTATES.

Motion to approve made by Commissioner Kindel, **Seconded** by Commissioner Griffith.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

The motion was approved.

NON-CONSENT ITEMS

Arce

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-44: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY,

OKLAHOMA, FROM A PUD, PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 E. ROBINSON ST.; WARD 5) *(This item was postponed from the June 11, 2026, Planning Commission meeting.)*

Item 1.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
- 2. Supplemental AIM Documents**
- 3. Location Map**

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report for the Arce project.

Applicant Presentation

Geoffrey Arce, the applicant, presented the Arce project.

Commissioner Bird clarified the reason for postponement last month was for the Commission to understand the benefits of the applicant wanting to switch back to A-2. She asked Mr. Arce if the main reason for his switch was so he was no longer locked into a site plan like he was with the previous zoning of a PUD. Mr. Arce explained the PUD was originally pursued because he understood it was required to obtain a distribution contract and dealer licenses for his business. He stated he would like the PUD to be revoked so the property could either be used for a shop by someone else or sold. He also expressed his belief the PUD has reduced the property's value compared to its previous A-2 zoning.

Commissioner Bird restated the request for clarification, noting Mr. Arce no longer needed the previously approved site plan and was seeking to remove the PUD because it was no longer necessary and could increase the property's value.

Commissioner Bird requested input from legal staff for any additional context regarding the application. Beth Muckala, Assistant City Attorney, explained the property's unique history, having been platted as a five-acre A-2 tract under previous regulations, required a different approach. She stated while the applicant had requested a revocation of the PUD, however, the process outlined in the Zoning Ordinance for revocation does not match the revocation as the applicant had requested. There is also not a process specific to repealing a zoning ordinance either. As a result, the request was processed as a rezoning. She further explained that staff recommended implementing the rezoning by repealing the 2021 PUD ordinance and reinstating the property's previous A-2 zoning designation, which would return the property to its pre-PUD status and avoid creating a new nonconformity.

Commissioner Bird asked whether the motion would need to include specific language to address the recommended repeal and reinstatement. Ms. Muckala confirmed the updated Staff Report provided the necessary direction and advised the motion should

recommend approval through repeal of the PUD ordinance and reinstatement of the previous A-2 zoning designation.

Commissioner Griffith asked how the proposed rezoning would best serve the property owner and what action the Commission could take to help move the request forward. Ms. Muckala explained the request to return the property from PUD to A-2 was made by the property owner and, if approved, the property would be regulated under the A-2 zoning district like any other similarly zoned property. She noted the existing PUD has several unresolved issues that would remain if it stayed in place. She also clarified the commercial business previously allowed under the PUD would no longer be permitted under A-2 zoning and stated the property owner understood that consequence.

Public Comments

Trey Kirby, Ward 5 (Comment)

Paula Wolf, 2821 Weymouth Way, Norman, OK (Support)

Greg Arce (Support)

Commission Discussion

Commissioner Kindel clarified the PUD had been approved and emphasized the issues experienced by the applicant were related to permitting and deviations from the approved site plan, rather than the PUD approval itself. She explained a PUD establishes a binding site plan and desired changes require additional approval. She acknowledged Mr. Arce's investment in the property and asked whether he wished to proceed with the requested return to A-2 zoning or instead pursue a revised PUD with a new site plan that reflected the intended development. Mr. Arce stated he believed the original building permit should have been approved and the permitting process had prevented the business from moving forward over the past five years. He explained he had previously pursued an amended site plan within the allowable development period but encountered engineering-related issues, particularly regarding driveway design. He stated an engineer later concluded the revised driveway configuration was safer and the information had been submitted to the City, but he did not receive a response. Mr. Arce expressed frustration with the process and maintained efforts to amend the site plan were unsuccessful.

Commissioner Kindel asked whether the applicant proceeded with development in accordance with the approved site plan after the request to modify the driveway configuration was denied. Mr. Arce stated constructing the center driveway shown on the approved site plan would create a safety hazard and would not meet the City's sight-distance requirements. He referenced concerns previously raised by a neighboring property owner regarding visibility and traffic safety and stated a sight-distance study and supporting photographs had been provided. He maintained proceeding with the driveway as shown on the approved site plan would be unsafe.

Commissioner Kindel asked Mr. Arce to clarify which improvements shown on the approved site plan had been constructed. He explained the existing buildings were already on the property prior to the PUD approval, the existing residence had been

remodeled rather than replaced with a new dwelling, and the rear parking area remained a gravel lot.

Commissioner Kindel asked the Mr. Arce to clarify whether he wished to proceed with the requested repeal of the PUD and reinstatement of A-2 zoning or postpone the application to submit a revised site plan. Mr. Arce responded, after five years of pursuing the project, he no longer wished to continue with the business at that location and requested the PUD be repealed and the property's previous A-2 zoning be reinstated.

Commissioner Bird summarized the history of the property based on the application materials and available records, outlining the property's development since its purchase in 2017, including the addition of a second driveway, construction of a berm, approval of the PUD and site plan in 2021, and the applicant's later request to amend the PUD in 2024. She noted the amendment was considered by the Planning Commission but was not ultimately approved by the City Council and asked the applicant to explain what changes had been proposed between the Planning Commission and City Council review. Mr. Arce explained the proposed amendments to the PUD were limited to the addition of a new shop building and revisions to the driveway configuration, noting multiple site plan variations had been submitted in an effort to address access concerns. He stated relocating the driveway was intended to improve vehicle turnaround for customers with trailers and explained a preexisting berm limited feasible driveway design options.

Commissioner Bird requested clarification regarding the five-percent administrative amendment allowance for PUD site plans. Ms. Muckala explained the provision applies to increases in the floor area of structures shown on an approved site plan rather than changes to the overall land area. Commissioner Bird also discussed permitting issues and site plan deviations occurring after Planning Commission approval are outside the Commission's authority. Ms. Muckala and Ms. Hoggatt confirmed, if the current request to repeal the PUD and reinstate A-2 zoning were approved, the applicant could submit a new PUD application in the future if Mr. Arce wished to pursue different development plans.

Commissioner Bird asked whether the storage of boat trailers or other vehicles was affected by the proposed zoning change. Ms. Muckala explained, because the property would no longer be governed by a PUD site plan if the request were approved, personal boat storage would be permitted under A-2 zoning. Ms. Hoggatt clarified inoperable vehicles may not be parked on grass or an unimproved surface. Ms. Muckala further clarified floodplain regulations would continue to apply regardless of the zoning designation, and those requirements were separate from the rezoning request before the Commission.

Commissioner McClure expressed support for the work of City staff and stated, based on their experience, they did not believe there was a coordinated effort to prevent the applicant's project from moving forward. He acknowledged the applicant's investment in the property and support for the proposed business but expressed concern with suggestions that the development review process involved a conspiracy or intentional obstruction.

Motion to approve by accomplishing the repeal of O-2122-10 and reinstating the property's previous A-2 zoning made by Commissioner McDaniel, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.

1 VAN BUREN

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-54: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MINI-WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR THE TRACT OF LAND BEING A PART OF GOVERNMENT LOT 8 IN SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1 VAN BUREN STREET; WARD 2)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
 2. Supplemental AIM Documents
 3. Location Map
 4. Site Plan
 5. Pre-Development Summary
5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-1: A PRELIMINARY PLAT FOR VAN BUREN SELF STORAGE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Site Plan
5. Traffic Report
6. Transportation Impact Review
7. Pre-Development Summary

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Van Buren project.

Applicant Presentation

Braden McDonald, representative of the applicant, presented the Van Buren project.

Item 1.

Commissioner Griffith asked about the estimated construction cost per square foot for the proposed development. Mr. McDonald responded they did not have that information available but could provide it at a later time.

Commissioner Griffith asked how much storage units would be and how rental rates for the storage units would be determined. Mr. McDonald explained pricing would be based on market rates for comparable facilities, with climate-controlled units priced slightly higher than traditional drive-up storage. He added rental costs would vary by unit size, with larger units generally having a lower cost per square foot.

Public Comments

There were no public comments.

Commission Discussion

There was no further Commission discussion.

Motion to approve made by Commissioner Griffith, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

The motion was approved.

DESKIN DRIVE

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-64: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE NORTHRIDGE INDUSTRIAL PARK SECTION 7 LOT 8A AKA LOTS 8 AND 9 BLK 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM I-1, LIGHT INDUSTRIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3201 DESKIN DRIVE; WARD 8)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Supplemental AIM Documents
3. Location Map
4. Narrative
5. Site Development Plan

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Deskin Drive project.

Applicant Presentation

Shannan Hinckley, the applicant, presented the Deskin Drive project.

Commissioner Griffith asked about Ms. Hinckley's experience managing event venues. Ms. Hinckley described previous management roles at multiple event venues in Norman and Oklahoma City and explained she also operates an event services company providing vendors such as DJs, catering, bartending, and photo booths. She noted much of this work involved helping venues recover from the economic impacts of the COVID-19 pandemic.

Commissioner Griffith asked about the size of the proposed building. John Proctor, owner of the building, stated the building is approximately 5,000 square feet, including about 1,500 square feet of office and meeting space and approximately 3,500 square feet of open event space. He explained the existing building had been on the property for several years and the need for the current application arose after realizing the existing zoning did not permit intended use.

Commissioner Kindel asked whether any changes were proposed to the existing building. Ms. Hinckley confirmed no modifications to the building were planned.

Commissioner Kindel asked if the gravel parking lot would remain. Ms. Hinckley stated it would remain unchanged and noted the site had not experienced stormwater drainage issues, including during recent heavy rainfall.

Public Comments

There were no public comments.

Commission Discussion

There was no further Commission discussion.

Motion to approve made by Commissioner Kindel, **Seconded** by Commissioner McDaniel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.

SALVATION ARMY

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-75: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE HIGHLAND LOTS 5-13 BLK 4, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM R-3, MULTI-FAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (314 E HAYES STREET; WARD 4)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Supplemental AIM Documents
3. Location Map
4. Narrative
5. Protest Letter

Staff Presentation

Kelly Abell, Planner I, presented the staff report for the Salvation Army project.

Commissioner Bird asked whether staff was aware of future development plans for the property across the street that faces this tract. Ms. Abell stated she did not know at this time.

Applicant Presentation

Shanon King, representative of the applicant, presented the Salvation Army project.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Bird noted the property is located within the Silk Stocking Neighborhood Plan area and the Porter Corridor Overlay District, emphasizing the overlay was established to limit the expansion of commercial uses into adjacent residential neighborhoods. She stated support for the application, citing The Salvation Army's history as a good neighborhood partner, while expressing future commercial encroachment beyond the overlay district should be avoided to preserve neighborhood compatibility.

Motion to approve made by Commissioner Griffith, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.

BOB MOORE FARMS NORTH

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-73: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4)

OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE WEST HALF (W/2) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-6, MEDIUM DENSITY APARTMENT DISTRICT, AND A-1, GENERAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF I-35 AND SOUTH OF W LINDSEY ST AND 36TH AVE SW; WARD 3)

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
- 2. Supplemental AIM Documents**
- 3. Location Map**
- 4. Site Plan**

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Bob Moore Farms North project.

Commissioner Bird asked about the proposed fence location and its proximity to the roadway. Lora Hoggatt, Planning Services Manager, explained the fence would be located outside of the public right-of-way and easement, noting the easement varies in width from approximately 115 to 130 feet. She added the applicant would rely on a survey to ensure the fence is constructed outside of the easement.

Applicant Presentation

Armando Rosell, representative of the applicant, presented the Bob Moore Farms North project.

Commissioner Griffith asked about the anticipated use of the property if it remained undeveloped. Mr. Rosell explained the land would be maintained as open space and livestock would be introduced to help control vegetation and reduce fire hazards. He stated the property owner had recently undertaken brush-hogging efforts in coordination with the Norman Fire Department and City staff and would continue maintaining the property through both grazing and mechanical vegetation management. He noted the requested A-2 zoning would permit livestock and barbed-wire fencing, which are not allowed under the current zoning designations.

Commissioner Bird asked what kind of livestock would be introduced to the land. Mr. Rosell stated cattle would initially be placed on the property for vegetation management, with the possibility of adjusting the type of livestock in the future if needed.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Kindel expressed support for the application, stating the proposed use was a thoughtful approach to managing land within the floodplain and would provide a practical means of maintaining the property while remaining compatible with the surrounding area.

Motion to approve made by Commissioner Griffith, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.

Five-minute recess called at 7:19 p.m.

Meeting resumed at 7:25 p.m.

LINDMARK

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-74: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND IN THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1) OF CANADIAN TRAILS ADDITION AS RECORDED IN BOOK 15, PAGES 39 AND 40, PLAT RECORDS OF CLEVELAND COUNTY, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (801 S CANADIAN TRAILS DRIVE; WARD 2)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Supplemental AIM Documents
3. Location Map

4. Narrative
5. Site Plan
6. Pre-Development Summary
7. Protest Letters

Staff Presentation

Logan Gray, Planner II, presented the staff report for the Lindmark project.

Applicant Presentation

Sean Rieger, representative of the applicant, presented the Lindmark project. During his presentation Mr. Rieger responded to concerns raised in protest letters, explaining that the trash compactor could not be relocated due to the existing loading dock but agreed to restrict compactor use to 8:00 a.m. to 6:00 p.m. He also clarified that the proposed billboard has a maximum height of 35 feet and agreed to install evergreen screening where the billboard would be visible from neighboring property. He agreed that any future west-facing windows would be clerestory windows only to allow natural light while maintaining privacy.

Commissioner Kindel asked whether the proposed truck parking area shown on the site plan would be paved or gravel. Mr. Rieger confirmed the parking area would be paved. He added, although gravel can provide stormwater benefits, pavement was selected because it reduces noise and dust impacts for nearby residential properties.

Commissioner Kindel asked whether additional landscaping could be provided along the north side of the site to replace removed grassy areas and provide additional screening between the truck parking area, dumpster, and adjacent residences. Mr. Rieger confirmed the applicant was willing to add evergreen trees along the northwest portion of the property to enhance screening for neighboring properties.

Commissioner Bird asked Mr. Rieger to restate the proposed hours of operation and staffing levels. Mr. Rieger explained a small number of employees would begin work inside the building around 5:00 a.m. to prepare the printing equipment, with the remainder of the staff arriving around 8:00 a.m. He stated operations would generally conclude around 5:00 p.m., all work would occur inside the building, and approximately 30 to 40 employees would be on site.

Commissioner Bird noted the building's previous use as a call center likely involved a substantially larger workforce and asked about the scale and operating hours of that prior use. Mr. Rieger stated approximately 200 desks remain in the building but was unable to estimate the former number of employees. Commissioner Kindel noted comparable call centers often operate extended hours with multiple shifts, including weekends.

Commissioner Bird asked whether the proposed facility would relocate an existing business or represent a new operation in Norman. JD Walker, a representative of the applicant, explained the business currently operates from a facility in Norman's industrial area, has outgrown that location, and intends to relocate and expand its operations. He stated the business currently employs approximately 30 people, with additional job growth anticipated as the company continues to expand.

Commissioner Bird asked whether Mr. Rieger recalled the size of a billboard approved as part of a previous Norman Regional project. Mr. Rieger was unable to provide that information. Lora Hoggatt, Planning Services Manager, explained the existing billboard on the Norman Regional Nine site is approximately 242 square feet and 35 feet tall, while the proposed sign would allow a maximum area of 400 square feet at the same height. Commissioner Bird noted a 35-foot sign is approximately the height of a three-story building.

Commissioner Bird asked about the height of the existing parking lot light poles. Mr. Rieger stated the current poles are approximately 25 feet tall at this time. Commissioner Kindel asked if there are plans to change the light poles. Rick McKinney, representative of the applicant, explained any replacement poles would be no taller than the existing fixtures and could be shorter. He added new LED fixtures with full cut-off lighting would be installed to minimize light spill onto adjacent properties.

Commissioner McDaniel asked about the proposed fencing along the south side of the site. Mr. Rieger stated a six-foot masonry wall was proposed, designed to match the existing masonry wall on the property as closely as practicable.

Commissioner Bird asked Mr. Rieger to explain the proposed training component associated with the billboard. Mr. Rieger stated the billboard would be used to train employees and customers on programming, operation, and maintenance of digital billboard equipment. Commissioner Bird clarified the billboard's primary function would remain as an operational advertising sign for the applicant's business, with training serving as a secondary use.

Public Comments

M Ellen Feaver, 905 Heather Glen Terr, Norman, OK (Protest)

Jim Jenkins, 3328 Heather Glen Dr, Norman, OK (Protest)

Julie Reyes, 928 Heather Glen Dr, Norman, OK (Protest)

A.C Raines, 3320 Heather Glen Terr, Norman, OK (Protest)

Richard Squirrel, 921 Heather Glen Terr, Norman, OK (Protest)

Commission Discussion

Commissioner Kindel disclosed prior experience in the sign manufacturing industry and commented that on-site billboard training could provide operational benefits. She also noted State Highway 9 functions as an arterial highway carrying significant traffic volumes and stated billboards are a common feature along such corridors. While acknowledging concerns raised by nearby residents, she expressed the opinion that the proposed manufacturing operations would have minimal noise impacts because activities would occur indoors. She encouraged the applicant to consider additional landscaping and adjustments to the billboard orientation to further reduce potential light impacts on adjacent residential properties before the application proceeds to City Council.

Commissioner McDaniel asked what kind of things could go in the building under the current designation under AIM Norman. Mr. Rieger noted the mixed-use designation anticipates larger-scale, multi-story developments with a variety of commercial and residential uses. He stated the proposed project would be less intensive than the type of development envisioned by the AIM Norman plan. Commissioner Bird referenced a list of uses permitted within the C-1, Commercial District, noting the district allows a broad range of commercial uses, some of which could be more intensive than the proposed development.

Commissioner McDaniel encouraged the applicant to continue working with neighboring residents to address concerns raised during the public hearing. He emphasized the importance of providing effective screening and landscaping that would offer meaningful visual buffering upon installation rather than relying solely on vegetation that would take many years to mature.

Commissioner Bird discussed several issues raised, including visibility of the proposed billboard, the limited scope of the proposed manufacturing use, and comparisons to other billboards in the area. She noted the proposed PUD specifically restricts manufacturing activities to the production of digital signage within an enclosed building, limiting future manufacturing uses without additional approvals. She also observed that the proposed billboard would be smaller than many highway billboards. To address neighborhood concerns, she asked the applicant to provide additional information regarding odor control, waste management and environmental practices, and whether the applicant would consider offering a tour of the existing facility to nearby residents. Mr. Rieger stated he would discuss the possibility of offering a tour of the existing facility with the property owner. He also stated the proposed operation would be required to comply with all applicable environmental regulations, odor ordinances, and other legal requirements, noting nuisance laws also provide protection for adjacent property owners from impacts such as odors, noise, dust, or vibrations.

Commissioner Bird expressed appreciation for the proposed site design, noting the reduction of excess parking created a more functional layout and the overall proposal represented a lower intensity use than many other uses permitted in the district. She stated the project appeared to be thoughtfully designed to minimize impacts on the surrounding neighborhood while allowing productive use of the property. She also expressed support for incorporating several applicant-offered mitigation measures into the recommendation, including clerestory windows on the west side of the building, additional evergreen landscaping along the northwest property line, and limiting trash compactor operations to between 8:00 a.m. and 6:00 p.m.

Commissioner Kindel noted the discussion of an earlier agenda item highlighted the importance of adhering to approved site plans. She stated the proposed PUD contains detailed limitations on the use of the property and expressed the opinion, if developed in accordance with the approved site plan and the recommended conditions, the project could be compatible with the surrounding neighborhood.

Motion to approve subject to a limitation to the windows on the west side of the addition being clerestory windows only, planting of greenery on the northwest corner consistent with the billboard sightline so as to shield from neighborhood view, and

restricting trash compactor uses to the hours from 8 a.m. to 6 p.m., made by Chair Bird, **Seconded** by Commissioner Kindel.

Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel.

The motion was approved.

CH. 28 OFF-PREMISES SIGNS

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2526-72: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 28-601 ("STANDARDS") OF ARTICLE 28-VI ("OFF-PREMISES SIGNS") WITHIN CHAPTER 28 ("SIGN REGULATIONS") OF THE CODE OF THE CITY OF NORMAN TO ADOPT CORRECTED LANGUAGE FULLY IMPLEMENTING PREVIOUSLY-APPROVED STANDARDS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD

1. **Staff Report**
2. **Ordinance Annotated**
3. **Ordinance Clean**

Staff Presentation

Beth Muckala, Assistant City Attorney, presented the Staff Report for the Off-Premises Signs change.

Applicant Presentation

No applicant presentation as staff is the applicant.

Public Comments

A.C Raines, 3320 Heather Glen Terr, Norman, OK (Comment)

Steven Long, 3313 Heather Glen Terr, Norman, OK (Comment)

Commission Discussion

Commissioner Kindel clarified the previous agenda item involved on-premises signage, while the current request concerned an off-premises billboard. She also explained City-initiated ordinance amendments are typically scheduled at the end of Planning Commission agendas as a courtesy to other applicants. She noted Planning Commissioners independently review agenda items through site visits, aerial imagery, and other available information in addition to the materials presented at meetings. She emphasized the Commission serves in an advisory capacity and final decisions rest with the City Council. She encouraged interested residents to submit comments to the City

Council and thanked members of the public for their participation in the planning process. Item 1.

Commissioner Bird noted the Commission has discussed digital signage regulations on several occasions and suggested the proposed ordinance amendment was likely prompted by previous discussions rather than the current application. She asked staff to confirm that understanding.

Lora Hoggatt, Planning Services Manager, confirmed the proposed ordinance amendment resulted from earlier Commission discussions regarding off-premises signage rather than the current application. She explained the distinction between on-premises and off-premises signs and noted, during a review of the ordinance, inconsistencies were identified regarding where off-premises signs were permitted. Ms. Hoggatt explained changes to the off-premises sign section were adopted by Council previously but were never removed from the text of the ordinance in practice. When the City recodified the City codes in 2023, the language was effectively added back. She stated the amendment was intended to clarify the existing code language and emphasized the item had been prepared, published, and publicly noticed before comments were received on the current billboard application.

Commissioner Bird stated the proposed ordinance amendment was a housekeeping measure intended to clarify previously adopted code language and provide consistency in the City's signage regulations. She noted broader discussions regarding digital billboard regulations and potential updates to the City's sign code could occur in the future but expressed support for the proposed cleanup amendment.

Motion made by Commissioner Kindel, **Seconded** by Commissioner McDaniel.
Voting Yea: Commissioner McClure, Chair Bird, Commissioner McDaniel,
Commissioner Griffith, Commissioner Kindel.

The motion was approved.

ALAMEDA TRAILS

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-45: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-2, LOW-DENSITY APARTMENT DISTRICT, RM-6, MEDIUM-DENSITY APARTMENT DISTRICT, A-2, RURAL AGRICULTURAL DISTRICT, AND C-1, LOCAL COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET; WARD 6)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Item 1.

The item has been withdrawn by the applicant.

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2526-14: A PRELIMINARY PLAT SUBMITTED BY THE CALARA GROUP, LLC FOR ALAMEDA TRAILS A PROPERTY LOCATED NEAR THE NW CORNER OF INTERSECTION OF 36TH AVE NE AND E ALAMEDA STREET. (WARD 6).

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

The item has been withdrawn by the applicant.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, gave an update on the Development Code and Parking Study process.

ADJOURNMENT

The meeting was adjourned at 8:59 p.m.

Passed and approved this ____ day of _____ 2026.

File Attachments for Item:

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF **PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC.**



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Luxnova, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-2, A PRELIMINARY PLAT FOR LUXNOVA LLC.

LOCATION: Generally located 1820-feet south of Cedar Lane Road on the west side of Classen Boulevard (U.S. Highway No. 77).

INFORMATION:

1. Owner. Luxnova, LLC.
2. Developer. Luxnova, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City limits without zoning.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
3. August 25, 1964. City Council adopted Ordinance No. 1695 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants requirements will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewer. An off-plat sanitary sewer main will be extended from Cedar Lane Addition (west of BNSF railroad right-of-way) and northwesterly to the property. The sanitary sewer main will be installed to serve this property in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be installed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to a privately maintained detention facility and released into the railroad right-of-way.
6. Streets. Classen Boulevard paving is existing.
7. Water Main. There is an existing 8-inch water main adjacent to Classen Boulevard.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. Off-plat easements are required for sanitary sewer improvements.
2. Rights-of-Way. Street right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat and site plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 2.0 acres and one (1) lot. The proposal will either be retail or a restaurant.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Luxnova, LLC to City Council.

ACTION TAKEN: _____



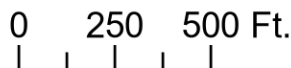
Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



July 8, 2026



Subject Tract

PRELIMINARY PLAT
LUXNOVA, LLC
A PART OF THE N.E. 1/4, SECTION 16, T8N, R2W, 1M,
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER/DEVELOPER
LUXNOVA, LLC
3515 S. PENNSYLVANIA AVE.
OKLAHOMA CITY, OK 73119
(405) 426-5926

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
800 N. UNIVERSITY
OKLAHOMA CITY, OK 73106
(405) 232-7715

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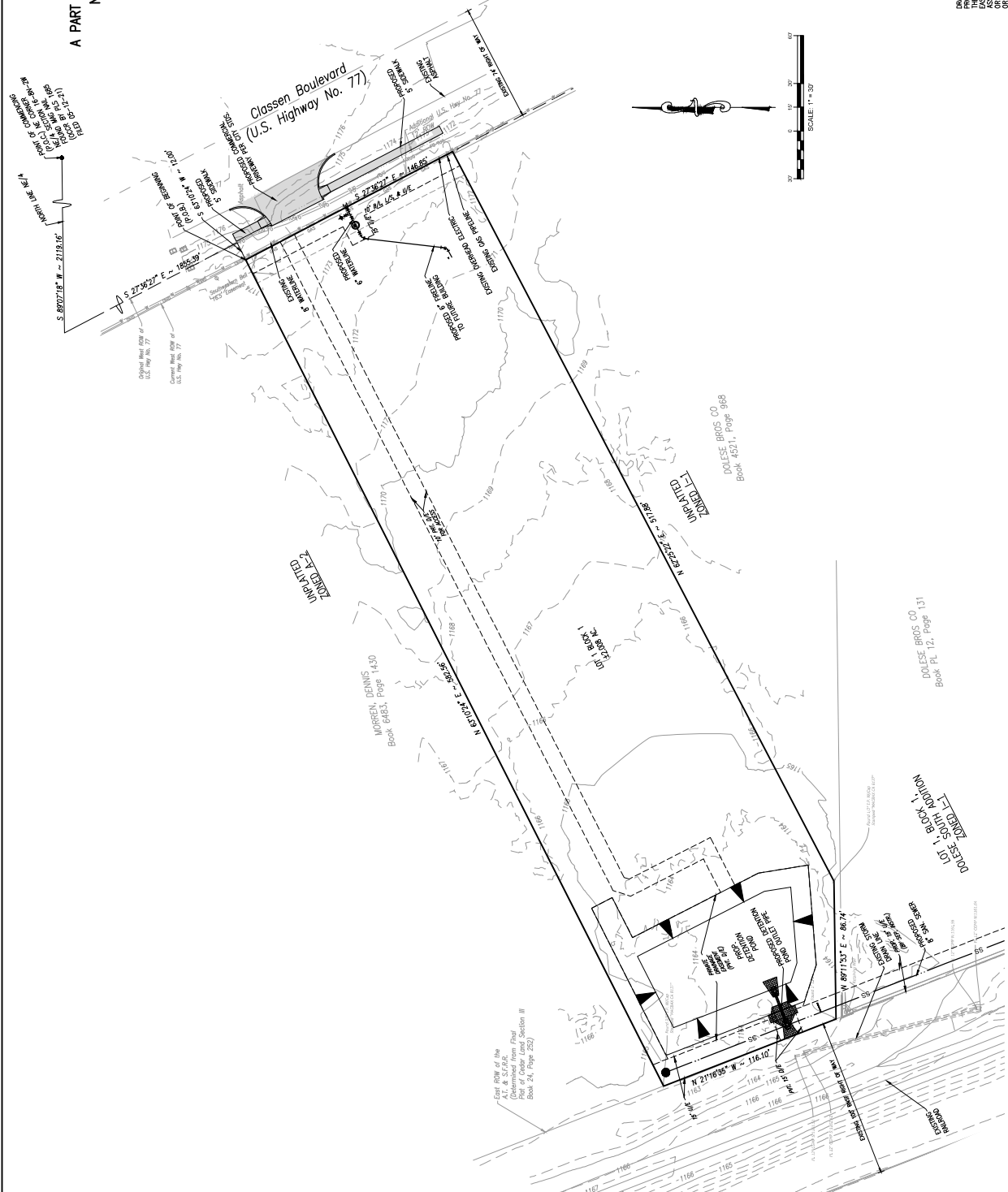
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LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 8 NORTH (T8N), RANGE 2 WEST (R2W) OF THE BURNED PLAIN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N.E. 1/4; THENCE SOUTH 89°07'16" WEST ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 86.74 FEET; THENCE SOUTH 27°46'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 185.39 FEET; THENCE SOUTH 89°07'16" WEST A DISTANCE OF 185.39 FEET; THENCE SOUTH 27°46'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 27°46'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 146.85 FEET;

THENCE SOUTH 89°07'16" WEST A DISTANCE OF 517.68 FEET TO THE CORNER OF SAID N.E. 1/4; THENCE SOUTH 89°07'16" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF THE A.T. & S.F.R.R. A DISTANCE OF 86.74 FEET;

THENCE NORTH 89°07'16" EAST A DISTANCE OF 517.68 FEET TO THE CORNER OF SAID N.E. 1/4; THENCE NORTH 89°07'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.09 ACRES, MORE OR LESS.

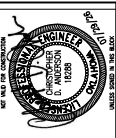
- NOTES:
1. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF NORMAN.
 3. EXISTING ZONING IS C-2.
 4. ALL PUBLIC UTILITIES SHALL BE 8-INCH AND 6-INCH UNLESS NOTED OTHERWISE. FIRE HYDRANTS ARE GRAPHICALLY ILLUSTRATED.
 5. ALL PUBLIC SANITARY SEWER SHALL BE 8-INCH UNLESS NOTED OTHERWISE.
 6. ALL PRIVATE SANITARY SEWER AND UTILITIES WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
 7. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO THE CITY ENGINEER, ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE CITY ENGINEER. THE CITY ENGINEER'S ASSOCIATION IN THE CITY OF LUXNOVA, LLC, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD PERFORMED BY THE GOVERNING ASSOCIATION WITH COSTS ASSESSED TO AND BORNE UPON THE ASSOCIATION. THE ASSOCIATION SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON COMPLETION OF THE FACILITY, THE ASSOCIATION SHALL MAINTAIN THE FACILITY IN SUCH A MANNER AS TO PREVENT THE ASSOCIATION FROM INTERFERING WITH THE FUNCTION OF THE DETENTION FACILITY.

US HWY 77 & CEDAR LANE RD.
NORMAN, OKLAHOMA

LUXNOVA, LLC



SMC
Consulting Engineers, P.C.
1115 N. UNIVERSITY
OKLAHOMA CITY, OK 73106
(405) 232-7715
www.smc-engineers.com

PRELIMINARY PLAT

OKLAHOMA

File Attachments for Item:

**3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT,
AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY NO.
COS-2627-2 FOR CHEYENNE ESTATES**



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: McGregor Family Trust

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2627-2 FOR CHEYENNE ESTATES

LOCATION: Generally located on the south side of Post Oak Road and one-half of a mile east of 120th Avenue S.E.

INFORMATION:

1. Owners. McGregor Family Trust.
2. Developer. McGregor Family Trust.
3. Surveyor. Pollard and Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the City of Norman Corporate city limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

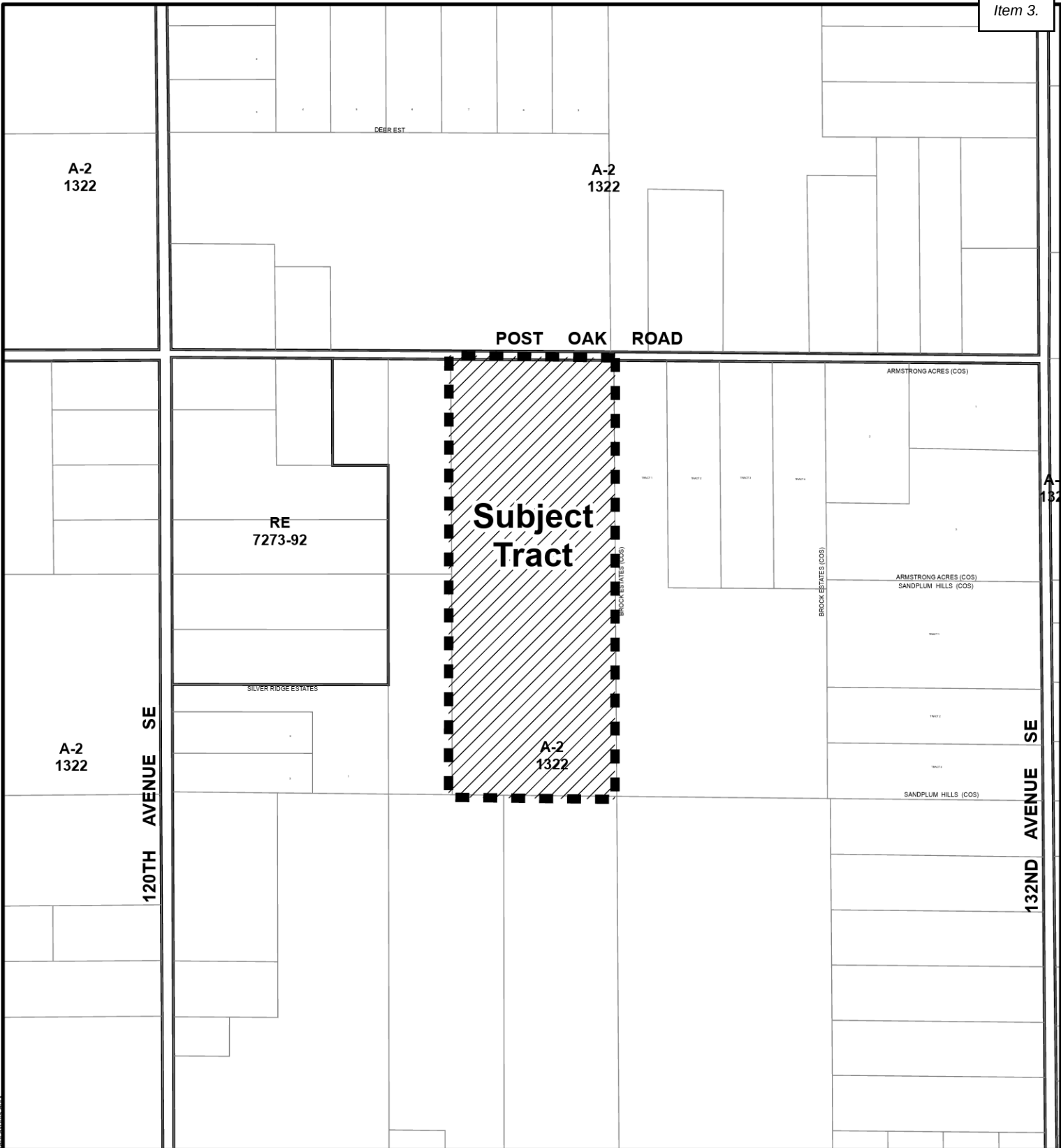
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 60 acres. Tract 1 consists of 10 acres, Tract 2 consists of 10, Tract 3 consists of 10 acres, Tract 4 consists of 10 acres, Tract 5 consists of 10 acres and Tract 6 consists of 10 acres.
5. Private Road. The private road will serve the tracts. City standards requires a private road width of twenty-feet.
6. Easements. The owners has submitted an easement for roadway, drainage and utilities in connection with Post Oak Road.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2627-2 for Cheyenne Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their 60 acres into six (6) single-family residential tracts. Staff supports Norman Rural Certificate of Survey No. COS-2627-2 for Cheyenne Estates.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2627-2 for Cheyenne Estates to City Council.

ACTION TAKEN: _____



Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



July 14, 2026

0 400 800 Ft.



Subject Tract

File Attachments for Item:

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Phil Hollingsworth

PRESENTER: Kelly Abell, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-3: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND IN THE NORTHEAST 2.78 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 29, OF THE ORIGINAL TOWN OF THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT, AND PLACE SAME IN THE R-3, MULTIFAMILY DWELLING DISTRICT, AND PROVIDING FOR THE SEVERABILITY THEREOF. (404 E SYMMES; WARD 4)

APPLICANT/REPRESENTATIVE	Phil Hollingsworth
LOCATION	404 E Symmes
WARD	4
CORE AREA	Yes
EXISTING ZONING	C-2, General Commercial District, and Porter Corridor Zoning Overlay District
EXISTING LAND USE DESIGNATION	Urban Low
CHARACTER AREA	Core Neighborhood Area
PROPOSED ZONING	R-3, Multifamily Dwelling District

PROPOSED LAND USE

No Change

SUMMARY:

The applicant, Phil Hollingsworth, is requesting to rezone the subject property to the R-3, Multifamily Dwelling District. The request will incorporate the existing residential driveway into the same zoning district as the dwelling it services. A lot line adjustment will be required after rezoning to create two lots, one for each zoning district and use.

EXISTING CONDITIONS:

SIZE OF SITE: 0.90 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	C-2	R-3	R-3	C-2	C-2
Land Use	Urban Low	Urban Low	Urban low	Urban Low	Urban Low
Current Use	Residential	Residential	Residential	Residential	Commercial

ZONING DESIGNATION**C-2, General Commercial District**

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

LAND USE DESIGNATION**Urban Low**

See attached Urban Low Land Use Category document.

CHARACTER AREA DESIGNATION**Core Neighborhood Areas**

See attached Core Neighborhood Character Area document.

NEAREST PUBLIC PARK

June Benson Park is approximately 0.3 miles west of the subject property and is accessible via sidewalks along Porter Avenue to Alameda Street.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT:

This property is platted as Original Townsite and does not exceed 40 acres; therefore, a Pre-Development meeting with neighboring property owners was not required.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments “inconsistent” with AIM Norman Plan. Items in blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage

PUBLIC WORKS/ENGINEERING

The property is platted as part of the Original Townsite. To split the property into two lots, the applicant will be required to complete a Lot Line Adjustment after zoning approval.

TRANSPORTATION ENGINEER

The Transportation Engineer made no comments as the property is already platted.

PLANNING**ZONING CODE CONSIDERATIONS****R-3, Multifamily Dwelling District**

The R-3 district is designed to allow for higher densities of residential development. Bulk standards and development regulations in this district have been designed to promote compatibility with adjacent residential uses of lower densities.

The subject property is part of a split zoned property. The portion currently zoned R-3 is legal non-conforming for setbacks. Any additional development would be required to meet

R-3 standards. Please see the Section 36-520 R-3, Multifamily Dwelling District, regulations attached. The property is currently developed with a single-family home, which requires two parking spaces. If it should be redeveloped as a two-family dwelling, two spaces per unit would be required. If it should redevelop as a multifamily structure, 1.2 spaces per dwelling unit would be recommended. There are no applicable zoning requirements for landscaping, lighting, or exterior materials for the existing single-family dwelling. A multifamily development would require full cut-off exterior lighting and landscaping for parking over six spaces.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Residential Character Area Policies

The proposal is **consistent** with the Overarching General and Residential Character Area policies, as it will retain the current site improvements. The existing dwelling contributes to the overall variety of housing types, sizes, and densities in the surrounding area.

Core Neighborhood Character Area Policies

The proposal is **consistent** with the Core Neighborhood policies, as it maintains the established development pattern by retaining the property's existing residential use while aligning its zoning designation.

Urban Low Land Use Policies

The proposal is consistent with the following ULC Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Public Space**

The proposal is **consistent** with the Urban Low Land Use Designation, as it retains the existing single-family residential use, contributing to the variety of housing types within the surrounding neighborhood. No redevelopment of the site is currently proposed; the existing building, site layout, setbacks, access, circulation, utility connections, and pedestrian connectivity will remain unchanged. As a result, the proposal maintains the established character of the neighborhood while remaining compatible with the intent of the Urban Low Land Use Designation.

While R-3 is not a supported zoning district in the Urban Low Land Use designation, it is compatible with the surrounding area, much of which is also under the R-3 zoning district.

Neighborhood and/or Special Area Plans

This location is within the Central Norman Neighborhoods Study Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

The proposal is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

The proposal meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the site.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the site.

DISCUSSION:

The proposal is largely consistent with the AIM Norman Land Use Plan and policies, as it retains the existing site improvements. While the proposed zoning district is not supported by the Urban Low Land Use Category, it is compatible with the surrounding area and is only intended to align the subject tract's zoning with that of the adjacent residential use which it services.

CONCLUSION:

Staff forwards this request for rezoning from C-2, General Commercial District, to R-3, Multifamily Dwelling District, and Ordinance O-2627-3 to the Planning Commission for consideration and recommendation to City Council.

Attachment:

Section 36-520 R-3, Multifamily Dwelling District
404 Symmes AIM Supporting Documents

OVERARCHING POLICIES

These policies are designed for all Character Areas throughout Norman, as applicable.

GENERAL

- Based upon the recommendations of the most recent Stormwater Management Plan (SWMP), improve stormwater management for all development projects.
 - *Improve stormwater and floodplain management with all infill development.*
- Based on the most recent Transportation Plan and Complete Streets Policy, City projects and new development should establish a network of complete streets (see glossary).
- Appropriately regulate development within the floodplains and Stream Planning Corridors via the Floodplain and Water Quality Protection Zones (WQPZ) ordinances.
- Create and uphold quality build and site design standards to bolster community identity and pride.
- Where feasible, new streets and internal streets should follow a grid pattern of small blocks for a more condensed form of development.
- Improve pedestrian and bicycle connectivity, especially between public transit stops and destinations with new projects, redevelopments, or reconfiguration of existing development.
- Amenities such as, but not limited to, seating, public art, natural green space, fountains and other outdoor landscape elements should be included within each development. These amenities should be conscious and considerate of impacts on the natural environment.
- Develop buildings that meet or exceed Universal Design principles.
- Promote building principles such as energy efficiency and renewable energy sources, indoor environmental quality, water conservation, and minimizing impacts on wildlife through space and material optimization and building with resilient design.
- Coordinate all capital improvement projects between all necessary City departments (e.g. transportation, water, wastewater, stormwater, parks).
- Strengthen programming for disseminating information on the City's Fertilizer Ordinance and other pollution prevention initiatives.

RESIDENTIAL

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential development should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

NON-RESIDENTIAL

- New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

CORE NEIGHBORHOOD AREAS

CHARACTERISTICS & INTENT

The Core Neighborhood is a focal point of the city, the traditional central business district, with a concentration of activities such as general retail, service commercial, professional office, mixed-density housing, mixed-use spaces, and appropriate public and open space easily accessible by pedestrians. This area frames the University of Oklahoma campus.

The Core Neighborhood encompasses all historic districts and some existing neighborhood planning areas. One notable aspect of this area is the reinvestment that has been occurring over the past decade.

The Core Neighborhood is defined by smaller, traditionally platted lots and older homes. Most streets within this Character Area are designed on a grid pattern, radiating from the BNSF rail line, and are highly connected to one another. Alleys are prominent and, although often used by local traffic, are in disrepair and in need of maintenance. Towards the commercial centers of this Character Area, taller buildings are more common, with the overarching height of residential structures being three stories or less.

GOALS

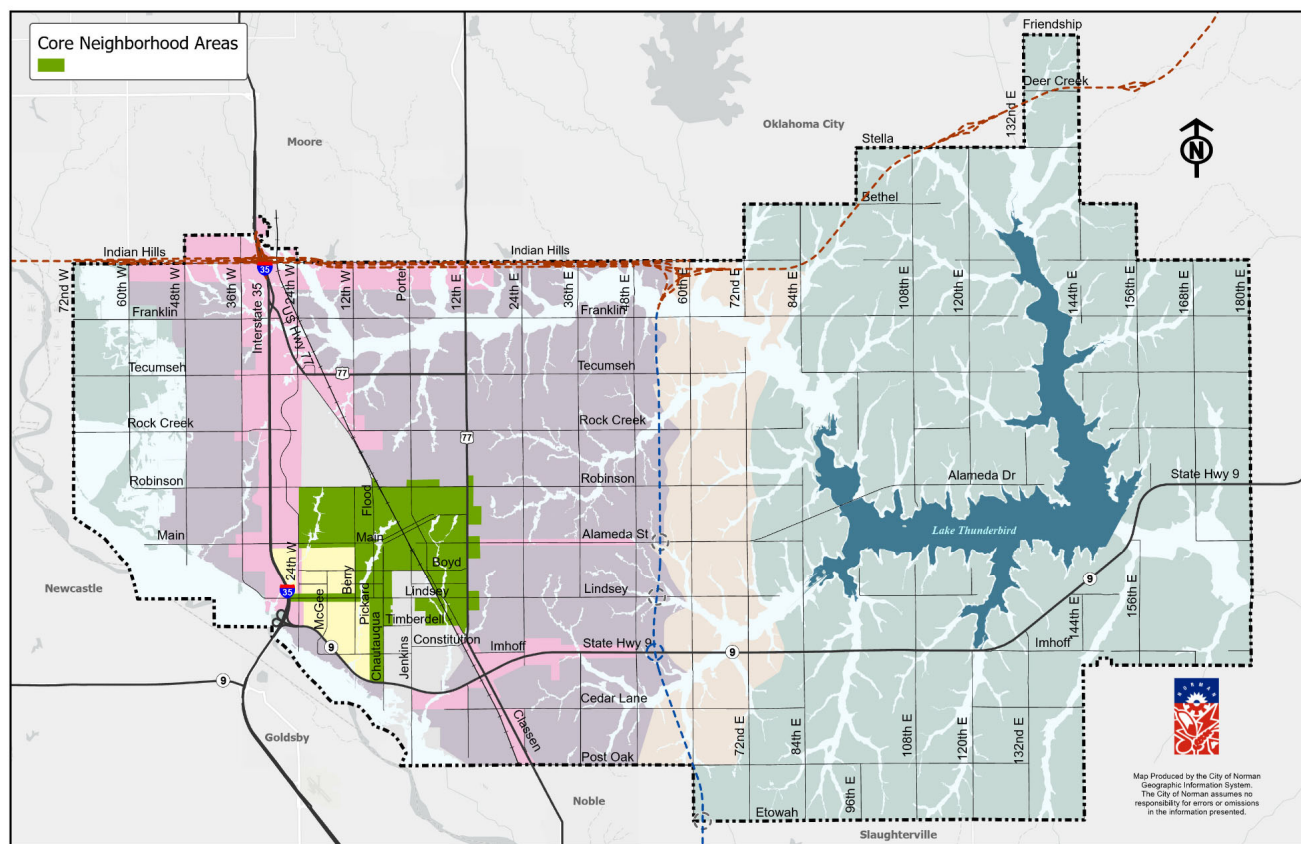
- Balance reinvestment and affordability for housing by promoting rehabilitation and renovation, while allowing for density increases, where appropriate.
 - *ADUs continue to be an appropriate housing typology in this Character Area.*
- Cultivate an accessible, pedestrian-centric environment that's enjoyable for live, work, and play including transitions from other, more auto-centric, character areas.
- Promote local business growth and encourage employment opportunities within the Core, catering to residents, students, and visitors.

OPPORTUNITIES

- High access to alternative modes of transportation, including public transit, walking, and bicycling.
- Rehabilitation and redevelopment opportunities for residential and commercial projects.
- Strong historic ties and active attention from existing community efforts.

CHALLENGES

- Undersized, aging infrastructure, including lack of stormwater infrastructure, that requires frequent maintenance.
- Balancing reinvestment with affordability options.
- Under used areas.
- Cost of infill development.



POLICIES

- Continue to maintain and improve public facilities and infrastructure that supports infill development and reinvestment.
- Residential development should reinforce the Core through a combination of rehabilitation in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-unit townhomes, apartments, lofts, and condominiums.
- Focus mobility infrastructure on pedestrian comfort, safety, and convenience where there are smaller lots and greater proximity to a range of services.
- Ensure that redevelopment and infill developments:
 - *Address the impacts of parking and access:*
 - » *Off-street parking should be screened from public right-of-way, and placed in the rear of the lot for all development.*
 - » *For residential development, access to garages and parking pads are encouraged from a rear loaded alley.*
 - » *Alternative modes of transportation, including walking, rolling, biking, and public transit should be a priority with safe, clear connections. This includes improving sidewalks and filling gaps in the sidewalk network during development.*
 - *Reflects the scale and characters of surrounding properties:*
 - » *Structures should not be significantly taller, further from the front property line, or be inconsistent with the massing of neighboring properties.*
 - *Reduce the impact of higher intensity uses to adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.*
 - *Encourage activation of the street space along arterials with pedestrian amenities.*
- Increased impervious area coverage should be mitigated using LID stormwater BMPs regardless of parcel size or existing impervious area coverage.
- New architecture should be compatible with existing neighborhoods. Modern, contemporary architecture should be limited, but can be accommodated as long as scale transitions and architectural elements achieve continuity.
- Develop incentive programs and/or pursue public-private partnerships that promote infill development on vacant or under used sites to create catalytic projects of high-quality.
- Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.
- Implement existing neighborhood plans; update as appropriate.
- Work with neighborhood leaders to assemble resources and technical assistance in support of existing historic districts.
- Coordinate with existing neighborhood organizations to increase street and alley activation to build community and increase safety.
- Conduct a parking study to identify solutions, including shared parking, to adequately support residents.
- Complete corridor-specific plans for potential Transit Oriented Development (TOD) sites that identify residential development opportunities that have good access management, improved site design, and low impact transitions to non-residential uses.
- Ensure undersized, aging infrastructure is updated as areas are redeveloped.
- Seek alternative funding sources to increase capacity for reducing flooding damages by acquiring vulnerable properties and converting that area to open space floodplain storage.
- Update regulations to:
 - *Ensure adequate lighting and sidewalks are provided for pedestrian safety.*
 - *Establish requirements for connectivity to bolster Complete Street policy.*
 - *Create development patterns consistent with the character area, including setbacks, scale, massing, yard characteristics, height, off-street parking, and other defining features.*
 - *Provide high-quality streetscape standards transitioning West Main Street, West Lindsey Street, and sections of James Garner Avenue and Porter Avenue from auto-centric to pedestrian-friendly designs as they approach Downtown Norman.*
 - *Explore special districts and design criteria for Downtown neighborhoods experiencing high development pressures such as Old Silk Stocking, and other locations not currently protected by an overlay district.*

ACTION ITEMS

- Work with Downtown businesses to explore a Business Improvement District.
- Incorporate results of the Center City Infrastructure Study into future projects.
- Based on the most recently adopted Housing Plan, establish programming to encourage rehabilitation of residential structures.

LAND USE

Land Use Category Descriptions

The following attributes for each land use category help guide rezoning, site plan approvals, and other site development decisions.

BUILDING TYPES

The scale and transparency of buildings dictate the feel and intensity of the areas. Larger commercial spaces or buildings with more residential units generate more trips, impacting factors like parking demand. Scale also influences the feel of an area, such as the difference between a block of one- and two-story structures versus structures with five or more stories. Transparency, or the ability to see into or out of a structure (often with windows), can make an area feel more comfortable, safe, and interesting for pedestrians. The recommendations in this section guide how to regulate and administer building types and uses in the adopted Development Codes.

SITE DESIGN

The area and shape of lots, streets, sidewalks, parking, landscaping, design of open spaces, and access all influence the feel of a development and should be handled differently based on the intensity of the use. Site design can often mitigate the effects of higher intensity uses on less intense neighboring uses. The recommendations in this section guide how to regulate and administer site design standards through the adopted Development Codes.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Transportation accommodations vary depending on the intensity of the use. For example, commercial uses that generate more traffic will require access to arterial and collector streets. Site design will guide circulation and access within a site, but projects also need to consider how circulation and access are addressed between sites and future developments. The recommendations in this section guide how to regulate and administer access and circulation standards through the adopted Development Codes.

UTILITY ACCESS

Access to public services - water, wastewater, and regional stormwater management - may be required depending on the location and/or intensity of a development. Utility access recommendations in this section are strict to ensure services can support the development.

PUBLIC SPACE TYPES

Public spaces are open and accessible to anyone in the community. These spaces can include plazas, parks, courtyards, natural areas, and more. They create a sense of community and a way for residents to interact with their neighbors. The recommendations in this section guide where public spaces are needed and guide standards through the adopted Development Codes.

LOCATIONAL CRITERIA

Location Criteria considers the influence of a use on adjacent properties and land uses. The recommendations in this section guide how to administer compatibility of adjacent land uses and their influence on one another through the adopted Development Codes.

ZONING DISTRICTS

This section identifies the most appropriate zoning districts (based upon the current code) for each land use designation. For properties within an Overlay Zoning District, the base Zoning District will apply.

ZONING DISTRICTS IN GREEN ARE TYPICALLY APPROPRIATE IN THE DESIGNATED LAND USE

ZONING DISTRICTS IN YELLOW MAY BE APPROPRIATE IN THE DESIGNATED LAND USE, BUT REQUIRE INTENSE REVIEW

ZONING DISTRICTS IN RED ARE TYPICALLY NOT APPROPRIATE IN THE DESIGNATED LAND USE

Norman's Current Zoning Districts are:

- PUD: Planned Unit Development
- SPUD: Simple Planned Unit Development
- A-1: General Agricultural
- A-2: Rural Agricultural
- RE: Residential Estate Dwelling
- R-1: Single-Family Dwelling
- R-1-A: Single-Family Attached Dwelling
- R-2: Two-Family Dwelling
- RM-2: Low Density Apartment
- RM-4: Mobile Home Park
- RM-6: Medium Density Apartment
- R-3: Multi-Family Dwelling
- RO: Residence-Office
- O-1: Office-Institutional
- CO: Suburban Office Commercial
- C-1: Local Commercial
- C-2: General Commercial
- TC: Tourist Commercial
- CR: Rural Commercial
- C-3: Intensive Commercial
- I-1: Light Industrial
- I-2 Heavy Industrial
- M-1: Restricted Industrial
- MUD: Mixed-Use Development
- FH: Flood Hazard
- PL: Park Land
- CCFBC: Center City Form-Based Code

More information on Zoning and Overlay Districts may be found in Section 36-505 of the City of Norman Municipal Code.

LAND USE CATEGORY

Urban Low (UL)

DESCRIPTION & CONTEXT

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

BUILDING TYPES

Existing: All types of residential structures, primarily 1 or 2 story; single-story commercial, often with large parking lots, civic/institutional uses such as fire stations and schools are in close proximity.

New Development:

- Varied types of residential structures.
 - *Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.*
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
 - *Attached housing may be allowed throughout a development to create variety.*
 - *Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.*
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas.

SITE DESIGN

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.
- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.

Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

LOCATIONAL CRITERIA

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

ZONING DISTRICTS

R-1	R-1-A	R-2	RO	O-1	CO	C-1					
MUD	PUD	SPUD	RM-4	C-2							
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1	

Single-Unit



Small Lot Single-Unit



The following section refers to the neighborhood and special study areas found on the Land Use Map (page 59).

CENTRAL NORMAN NEIGHBORHOODS

Central Norman neighborhoods are mostly small single-unit homes in the Urban Low and Urban Medium Land Use designations. Yet, they differ substantially in architectural and landscape character, circulation patterns, public spaces, and scale from more contemporary developments. For these reasons and the recognition of their unique characteristics, plans for these areas are needed. Some existing neighborhood plans that cover these areas need updates. For areas that do not have existing plans, plans should be created.

These areas include established neighborhoods and historic districts in Core Norman (defined by Robinson St., 12th St. East, Berry Rd, and Imhoff Rd.).

Some neighborhoods in the Core between Downtown and the University of Oklahoma campus are also in the Center City Form Based Code District, that has produced a number of unintended consequences. The new cycle of neighborhood plans for these areas should consider previous development patterns and create a policy and regulatory framework consistent with neighborhood goals. Plans for these areas should:

- Identify and quantify the features of each neighborhood that are distinctive to maintain as conditions and development markets evolve.
- Establish ways to maintain an inventory of quality affordable housing.
- Provide residential variety and innovation within the general density parameters of the applicable land use intensity category.
- Performance criteria may be established that address net density, lot size, height, building footprint, and impervious coverage.
- Identify investments in public spaces including existing neighborhood parks that enhance community and civic life.
- Establish strategies that prevent encroachment of development that is incompatible in building and site design, while maintaining flexibility.
- Evaluate the impact of the existing form-based code and, if needed, update accordingly.
- Identify ways to maintain and enhance the local street pattern, incorporating traffic calming techniques.
- Form a strategy for filling sidewalk gaps and offering

Central Norman Neighborhoods



safe, continuous pedestrian and bicycle routes to neighborhood schools, parks, and activity centers.

- Encourage using tactical urbanism to experiment with innovation.

The City has completed a number of Neighborhood Plans that identify the priorities and initiatives important to each area, and highlight what makes each location special. Common goals among these plans focus on protecting neighborhood character and improving circulation and multi-modal options.

Existing neighborhood plans include:

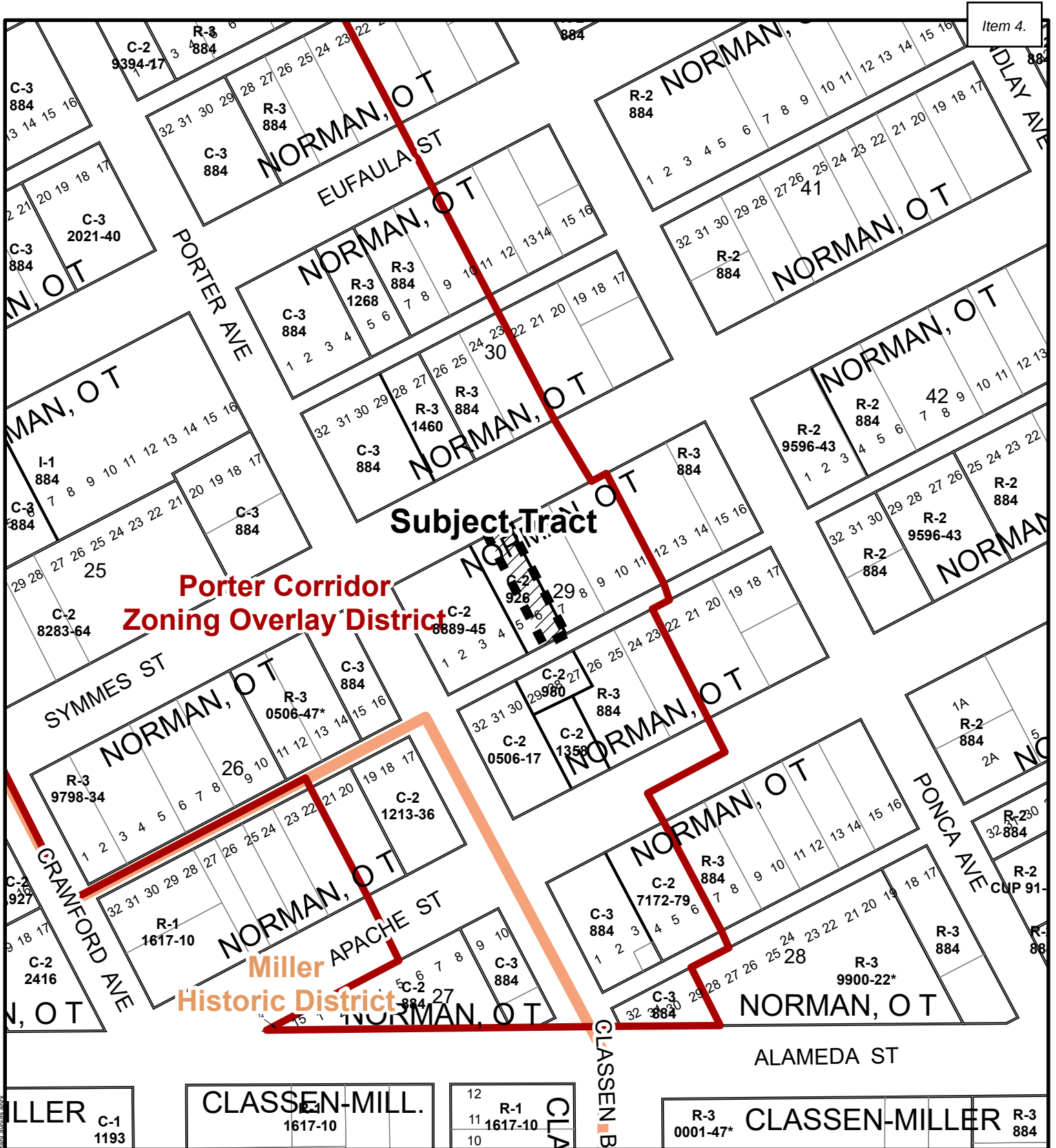
- Bishop Creek
- First Courthouse
- Lions Park
- Old Silk Stocking
- Original Townsite

Most of these plans were made a decade or more ago, and should be updated. Updates to these plans should:

- Recognize the completed work
- Engage a new generation of residents
- Incorporate AIM Norman Ten Development Principles
- Identify new priorities
- Incorporate criteria listed above
- Celebrate each neighborhood

Neighborhoods can rarely take these types of initiatives on by themselves, and will need staff support, both in development and implementation. Staff capacity is currently limited and may need to expand to provide quality support to the neighborhoods.

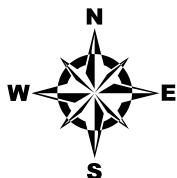
The plans should be incorporated into the AIM Norman family of plans within the Land Use chapter as they are completed.



Location Map



Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



July 15, 2026

0 75 150 Ft.



Subject Tract

PROPOSED ZONING CHANGE
Part Lot 5 and All of Lot 6, Block 29,
Original Townsite of Norman
Norman, Cleveland County, Oklahoma



Proposed Zoning Change

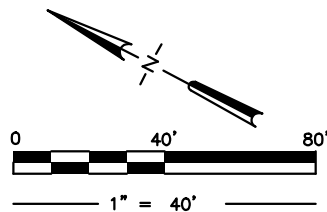
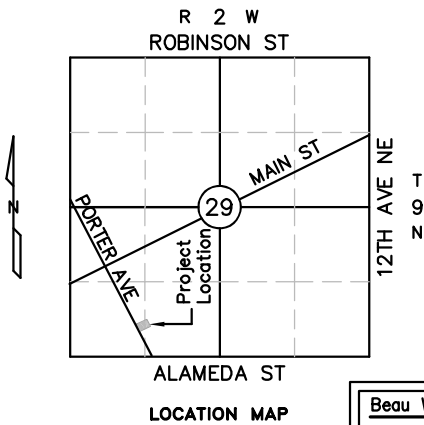
From C-2 to R-3

401 S Porter Ave & 404 E Symmes St

A parcel of land situate in Block 29 of the Original Townsite of Norman, Cleveland County, Oklahoma being more particularly described as follows:

The Northeast 2.78 feet of Lot 5 and All of Lot 6 of said Block 29.

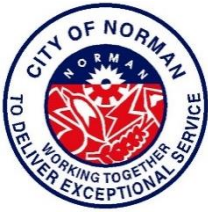
Said parcel having an area of 0.090 Acres (3,899 Square Feet).



Beau Winfrey, PLS 4012 Morrison Ct Norman, OK 73072 PH.(405)229-6190	Date:	6/29/2026	Proposed Zoning Change Part Lot 5 and All of Lot 6, Block 29, Original Townsite of Norman Norman, Cleveland County, Oklahoma
	Drawn by:	BW	
	Approved by:	BW	
	Scale:	1"=40'	

File Attachments for Item:

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PCR-2627-1: A RESOLUTION OF THE PLANNING COMMISSION DETERMINING WHETHER THE USE OF OUTDOOR STORAGE/PARKING OF THIRD-PARTY EQUIPMENT, VEHICLES, TRAILERS, BOATS, AND RECREATIONAL VEHICLES UNDER CERTAIN CONDITIONS IS APPROPRIATE IN THE I-1, LIGHT INDUSTRIAL DISTRICT, PER THE PROVISIONS OF SECTION 36-529(A)(4).



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Lora Hoggatt, Planning Services Manager

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PCR-2627-1: A RESOLUTION OF THE PLANNING COMMISSION DETERMINING WHETHER THE USE OF OUTDOOR STORAGE/PARKING OF THIRD-PARTY EQUIPMENT, VEHICLES, TRAILERS, BOATS, AND RECREATIONAL VEHICLES UNDER CERTAIN CONDITIONS IS APPROPRIATE IN THE I-1, LIGHT INDUSTRIAL DISTRICT, PER THE PROVISIONS OF SECTION 36-529(A)(4).

BACKGROUND:

Staff received a request from a property owner regarding the use of property within the I-1, Light Industrial Zoning District for:

The outdoor storage/parking of third-party equipment, vehicles, trailers, boats, and recreational vehicles (RVs) where:

- a. All areas used for the storage of the vehicles shall be completely screened by an eight-foot-tall opaque fence, and maintained in good condition;
- b. All public parking areas shall be paved in accordance with City standards. However, areas used for storage of the vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate plasticity index);
- c. No disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.

The language in the I-1, Light Industrial District under Uses Permitted states "property and buildings in the I-1, Light Industrial District shall be used only for the following purposes," followed by a list of permitted uses. See attached I-1 Light Industrial District regulations. While the I-1 District includes uses such as warehousing, contractor shops, equipment sales and service, automobile sales and service, boat sales and service, and other uses that may involve

outdoor storage, there is no specific reference to commercial storage yards for third-party vehicles, trailers, boats, RVs, or equipment. Similarly, there is no language specifically addressing gravel parking or storage areas on industrially zoned property.

However, 36-550(b)(6)(a)(b) states:

- a. Surfacing, marking, and drainage. All off-street parking spaces and their access roads shall be paved with an all-weather surface of asphaltic concrete, Portland cement concrete or any equivalent material acceptable to the City Engineer and maintained such that no dust will result from continued use. Spaces shall be arranged and marked so as to provide for orderly and safe parking. Drainage shall be provided to dispose of all surface water without crossing sidewalks. For lots in the A-2, A-1, or RE districts which do not touch or face land zoned an urban residential designation (R-1, R-1-A, R-2, RM-2, RM-4, RM-6, R-3, or RO) the access driveway for a single-family dwelling may be paved with gravel or stone.
- b. Existing nonconforming parking. Gravel, crushed stone, or rock may no longer be used for parking in the urban area, except for parking areas which were established before July 1966, and are continuously maintained in accordance with the maintenance requirements of the currently adopted International Property Maintenance Code, which is adopted in NCC 16-VI. If the owner of a nonconforming gravel parking area fails to maintain such area in an orderly and weed-free condition, a notice violation can be issued. Failure to correct any deficiency within the prescribed time frame shall result in the property losing its legal, nonconforming status, and require the improvement of the lot to the then-current requirements of this section.

The final item in the list of permitted uses within the I-1, Light Industrial District, states the following:

"Any other light industrial use, building or structure which, in the opinion of the Planning Commission, is of similar character to those enumerated in this section and is not more objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood."

DISCUSSION:

Staff does consider the proposed outdoor storage of third-party equipment, vehicles, trailers, boats, and recreational vehicles to be similar in character to existing permitted uses involving outdoor storage, equipment operations, vehicle sales and service, contractor yards, and warehousing. However, staff is unsure whether commercial third-party outdoor storage is intended to be permitted under the I-1 District without a specific listing in the zoning code.

In addition, the property contains a large Stream Planning Corridor that extends north/south through the middle of the tract. Should the Planning Commission determine that gravel parking and/or third-party outdoor storage are appropriate uses on the property, staff recommends

measures be implemented to keep gravel and other materials out of the Stream Planning Corridor. The applicant must work to contain gravel within the parking and storage areas and protect the environmentally sensitive corridor.

RECOMMENDATION:

Planning and Community Development and Engineering staff requests the Planning Commission make two separate determinations for uses in the I-1 District:

- Whether the outdoor storage of third-party equipment, vehicles, trailers, boats, and recreational vehicles is similar in character to the uses permitted under Chapter 36-529(a), Uses Permitted, and may be allowed in the I-1, Light Industrial District.
- Whether gravel parking and outdoor storage areas are an acceptable parking and storage surface within the I-1, Light Industrial District, where the property is not adjacent to residential zoning, or whether such areas should be required to have an improved surface.

ATTACHMENTS:

I-1 Light Industrial District Regulations

36-529 I-1, Light Industrial District

(a) *Uses permitted.* Property and buildings in an I-1, Light Industrial District shall be used only for the following purposes:

(1) Any of the following uses:

- a. Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards.
- b. Boat sales and service.
- c. Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant.
- d. Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors.
- e. Crematorium, subject to all the following conditions and requirements:
 1. Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
 2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
 3. All storage shall be inside.
 4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
 5. Crematoriums shall have direct vehicle access to an arterial street.
- f. Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
 1. Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
 2. Facilities shall meet all applicable State and federal requirements for incineration equipment and shall be licensed at all times.
 3. All storage shall be inside.
 4. Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- g. Farm machinery or contractor's machinery storage yard.
- h. Mobile home and camper sales.
- i. Office buildings and offices for such professional services as accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist,

physician or surgeon, or registered nurse; provided, however, that no retail nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district.

- j. Public utility service company yard or electric receiving or transforming station.
- k. Truck and farm implement sales and service.
 - l. Truck terminal.
- m. Veterinary hospital.
- n. Warehousing.
- o. Trade schools and schools for vocational training.
- p. Impoundment yard, subject to the following conditions:
 - 1. The operator of the storage facility must obtain both a City license to operate an impoundment yard and a State wrecker license;
 - 2. All areas used for the storage of impounded vehicles shall be completely screened by an eight-foot-tall opaque fence, and maintained in good condition;
 - 3. All public parking areas shall be paved in accordance with City standards. However, areas used for storage of disabled vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate plasticity index);
 - 4. No disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.

(2) The following uses when conducted within a completely enclosed building:

- a. Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State Alcoholic Beverage Laws and Enforcement Commission (ABLE):
 - 1. Compliance with all applicable State ABLE laws regarding manufacturing and packaging of beer, wine and spirits;
 - 2. Compliance with all applicable State ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits) and pre-packaged sales, as well as retailing of associated merchandise;
 - 3. Licensure with the State ABLE and the City.
- b. The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products.
- c. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper,

plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, yarn, and paint not employing a boiling process.

Item 5.

- d. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
 - e. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
 - f. Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
 - g. Machine shop excluding punch presses over 20 tons rated capacity, drop hammers, and automatic screw machines.
 - h. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
 - i. Laboratories. Experimental, photo or motion picture, film or testing. For the purposes of this section, the term "laboratories" includes medical marijuana testing laboratories, as allowed by State law, that fully comply with this provision.
 - j. Poultry or rabbit killing incidental to a retail business on the same premises.
 - k. Foundry casting light weight non-ferrous metals.
 - l. Tire retreading and recapping when incidental to a retail tire business.
 - m. Pipe storage yard.
 - n. Machinery or equipment storage yard.
 - o. Medical marijuana commercial grower, as allowed by State law.
 - p. Medical marijuana education facility, as allowed by State law.
 - q. Medical marijuana processor (any tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by State law.
 - r. Medical marijuana storage facility.
 - s. Medical marijuana waste facility (incineration and/or composting only), as allowed by State law.
- (3) Buildings, structures and uses accessory and customarily incidental to any of the above uses.
- (4) Any other light industrial use, building or structure which, in the opinion of the Planning Commission, is of similar character to those enumerated in this section and is not more objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood; provided, however, the uses permitted under this section shall be conducted in such a manner that no dust or noxious fumes or odors will be emitted beyond the property line of the lot on which the use is located and no material or equipment shall be kept, stored or displayed outside the confines of an enclosed building or operation conducted unless it is to be screened by ornamental fences, walls, or evergreen planting that it cannot be seen from a public street.

(b) *Special use*. The following uses may be permitted, after review, in accordance with NC 560:

- (1) Pre-packaged food store located within industrial parks, provided that:
 - a. Each industrial park be limited to one such use; and
 - b. Only industrial parks larger than 50 acres in size shall qualify for consideration.
- (2) Schools, public and private.
- (3) Liquified petroleum gas sales and storage when such use is clearly subordinate and accessory to the primary usage of the property.
- (4) Church, temple or other place of worship.
- (5) Municipal use, public buildings and public utility.
- (6) Medical marijuana dispensary, as allowed by State law.
- (7) Medical marijuana research facility, as allowed by State law.
- (8) Tier I medical marijuana processor, as allowed by State law.
- (9) Tier II medical marijuana processor, as allowed by State law.

(c) *Area regulations*.

- (1) *Front yard*. Within all plats filed after November 7, 2005, a 25-foot front building setback line shall be established. Across the entire front of all new lots (and the street side of any corner lot) a minimum ten-foot landscape strip shall be installed, which may not be encroached upon by parking or outdoor storage. One eight-foot-tall shade (canopy) tree per each 20 feet of lot frontage and one three-gallon shrub per five feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three-year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester. Signs may be installed in any required landscape area.
- (2) *Side yard*.
 - a. For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five feet.
 - b. Street side corner setback shall be 15 feet.
- (3) *Rear yard*. Whenever the rear yard adjoins a residential zoning district, the minimum building setback for principal and accessory buildings shall be 30 feet, unless a rear alley is provided.

(d) *Height regulations*. Where a lot adjoins a dwelling district, the building shall not exceed three stories or 45 feet in height, unless it is set back one foot from all yard lines for each foot of additional height above 45 feet.

(Ord. No. O-7172-28, 11-2-1971; Ord. No. O-7879-66, 5-1-1979; Ord. No. O-8384-85; Ord. No. O-8384-95, 2-7-1984; Ord. No. O-8586-12, 10-8-1985; Ord. No. O-8687-53, 9-29-1987; Ord. No. O-8788-36, 4-26-1988; Ord. No. O-9192-17, 11-12-1991; Ord. No. O-9495-5, 8-23-1994; Ord. No. O-9596-19, 12-12-1995; Ord. No. O-0001-2, 8-8-2000; Ord. No. O-0405-60, 9-27-2005; Ord. No. O-1112-33, 5-

2012; Ord. No. O-1213-17, 11-27-2012; Ord. No. O-1314-13, 11-22-2013; Ord. No. O-1617-16, 2017; Ord. No. O-1617-31, 5-23-2017; Ord. No. O-1819-17, 12-11-2018; Ord. No. O-1920-4, 2019; Ord. No. O-1920-39, 4-23-2020)

Item 5.

HISTORY

Amended by Ord. [8-27-2020](#) § 426.1 on 8/27/2020

Amended by Ord. [O-2122-16](#) § 4 on 9/28/2021

Adopted by Ord. [O-2223-23](#) on 2/28/2023

File Attachments for Item:

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-2: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PLACE THE SAME IN PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/13/2026

REQUESTER: Juniper Sage at Cobblestone Creek, LLC

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-2: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST, OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PLACE THE SAME IN PUD, PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4403 12th AVE S.E.; WARD 7)

APPLICANT/REPRESENTATIVE	Juniper Sage at Cobblestone Creek, LLC/Fellers Snider Blankenship Bailey & Tippens, P.C.
LOCATION	4403 12 th Ave SE
WARD	7
CORE AREA	No
EXISTING ZONING	PUD, Planned Unit Development
EXISTING LAND USE DESIGNATIONS	Urban Low
CHARACTER AREA	Suburban Neighborhood
PROPOSED ZONING	PUD, Planned Unit Development
PROPOSED LAND USE	No Change

SUMMARY:

The applicant, Juniper Sage at Cobblestone Creek, LLC, is requesting to amend the existing PUD, adopted in 2019 (O-1920-22), to allow for multifamily housing for all ages, not just seniors. The Property is already developed per the existing PUD and no additional development is proposed as part of this requested amendment.

EXISTING CONDITIONS:

SIZE OF SITE: 5.75 acres

SURROUNDING PROPERTIES

	Subject Property	North	East	South	West
Zoning	PUD	R-1	R-1	PUD	R-1
Land Use	Urban Low	Urban Low	Urban Low	Urban Low	Urban Low
Current Use	Senior Independent Living Facility	Single-Family Dwellings	Golf Course	Vacant	Single-Family Dwellings

ZONING DESIGNATION**PUD, Planned Unit Development**

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.

- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

LAND USE DESIGNATION

Urban Low

See attached Urban Low Land Use Category document.

CHARACTER AREA DESIGNATION

2045 Reserve

See attached Suburban Neighborhood Character Area document.

NEAREST PUBLIC PARK

Eagle Cliff Park is approximately 0.25 miles northwest of the subject property and is accessible via sidewalks along

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: PD26-19 July 23, 2026

This request does not require a Pre-Development meeting, however, the applicant chose to have one to receive neighbor feedback. The applicant attended the July 23, 2026, Pre-Development meeting. Please see the attached summary.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments “inconsistent” with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning*
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D. (As noted above, no project expansion is proposed. This is a standard comment included to inform the reader that plan review will be conducted.)

BUILDING REVIEW

Building codes and all applicable trades will be addressed at the building permit stage. (As noted above, no project expansion is proposed. This is a standard comment included to inform the reader that plan review will be conducted.)

PUBLIC WORKS/ENGINEERING

There are no comments from Public Works/Engineering on this proposal.

TRANSPORTATION ENGINEER

The Transportation Engineer has made no comments on this proposal.

PLANNING*

ZONING CONSIDERATIONS

PUD, Planned Unit Development

It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan of record. The PUD, Planned Unit Development District herein established is intended to provide for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through the strict application of other district regulations. In this way, applicants may be awarded certain premiums in return for assurances of overall planning and design quality, or which will be of exceptional community benefit, and which are not now required by other regulations. By permitting and encouraging the use of such procedures, the Planning Commission and City Council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety, and welfare of the City. Specifically, the purposes of this section are to encourage:

- A maximum choice in the types of environment and living units available to the public.
- Provision of more usable and suitably located open space, recreation areas, or other common facilities than would otherwise be required under conventional land development regulations.
- Maximum enhancement and minimal disruption of existing natural features and amenities.

- Comprehensive and innovative planning and design of diversified developments which are consistent with the City's long-range plan and remain compatible with surrounding developments.
- More efficient and economic use of land resulting in smaller networks of utilities and streets, thereby lowering costs.
- Preparation of more complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use. The PUD, Planned Unit Development regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, industrial, and related uses which are planned and developed as a unit. Such development may consist of individual lots, or it may have common building sites. Private or public common land and open space must be an essential, major element of the development, which is related to, and affects, the long-term value of the homes and other development. A planned unit development shall be a separate entity with a distinct character that respects and harmonizes with surrounding development.

Uses Permitted

The purpose of the proposed PUD amendment is to allow for multifamily dwelling without age restriction and associated accessory uses.

Area Regulations

All setbacks are as shown on the submitted Site Development Plan. All buildings on the Property have been developed according to these regulations. There are no proposed new structures.

Height Regulations

Structures may not exceed three stories of habitable building levels, plus additional heights for roof elements and structures, stair towers, mechanical units, building rooftop equipment, chimneys, communications equipment, and other non-habitable building elements. There are no proposed changes to the existing structure.

Landscaping

Landscaping will comply with the applicable regulations of the City of Norman Code of Ordinances.

Parking

Parking and loading areas have been developed at a ratio of 1.2 parking spaces per unit, totaling 202 parking spaces. There are no proposed changes to the existing parking facilities.

Lighting

The proposed development will comply with Section 36-549, Commercial Outdoor Lighting Standards, as amended.

Signage

All existing signage will remain as shown on the submitted sign location exhibit.

Screening

The existing fencing along Cobblestone Creek Dr, Augusta Dr, and 12th Ave SE as shown on the Site Development Plan will remain, as will the masonry wall along the north property line of the subject tract.

Exterior Materials

The development's existing exterior building materials, being high-quality brick, stone, and hardy board, will remain.

AIM NORMAN LAND USE CONSIDERATIONS

Please see the attached descriptions from the AIM Norman Land Use Plan.

Overarching General and Non-Residential Character Area Policies

The development is **inconsistent** with many of the Overarching General and Residential Character Area policies. However, it is existing and was developed under the previously adopted PUD, O-1920-22, which predates the adoption of these policies and the AIM Norman Land Use Plan.

Suburban Neighborhood Character Area Policies

The proposal is **consistent** with the Suburban Neighborhood Area policies, as it provides a higher density housing type along an arterial street with connections to a larger pedestrian infrastructure network.

Urban Low (UL) Land Use Policies

The proposal is **consistent** with the following UL Land Use policies:

- **Building Types**
- **Site Design**
- **Transportation**
- **Utilities**
- **Public Space**

The applicant is requesting an amendment to an existing PUD that was developed per the adopted regulations. The proposed amendment is to remove the age restriction for the multifamily residential development. The development as it exists provides greater residential density along an arterial street, pedestrian connectivity, access to open spaces, and a full range of utilities, as called for in the UL Land Use policies.

Neighborhood and/or Special Area Plans

This location is **not** within a Neighborhood or Special Planning Area.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

Proposed development is in accordance with AIM Water and Wastewater Utility Master Plans.

SOLID WASTE MANAGEMENT

Proposed development meets requirements for City streets and provides access for solid waste services.

WATER/WASTEWATER AVAILABILITY

Water Availability

Adequate capacity within the water system exists to serve the proposed development.

Wastewater Availability

Adequate capacity within the wastewater system exists to serve the proposed development.

DISCUSSION:

The development does not meet several of the Overarching General and Residential Character Area Policies outlined in the AIM Norman Land Use Plan. However, the development is existing and predates the adoption of AIM Norman. The development is consistent with the Suburban Neighborhood Area policies and the Urban Low Land Use policies, as it provides a higher density housing option along an arterial street with pedestrian connectivity and access to open space amenities. The proposed amendment to the PUD to remove the residential age restriction does not fundamentally alter its compliance with the AIM Norman Future Land Use Plan.

CONCLUSION:

Staff forwards this request for zoning to PUD, Planned Unit Development, and Ordinance O-2627-2 to the Planning Commission for consideration and recommendation to City Council.

ATTACHMENT(S):

Cobblestone Creek AIM Supporting Documents

OVERARCHING POLICIES

These policies are designed for all Character Areas throughout Norman, as applicable.

GENERAL

- Based upon the recommendations of the most recent Stormwater Management Plan (SWMP), improve stormwater management for all development projects.
 - *Improve stormwater and floodplain management with all infill development.*
- Based on the most recent Transportation Plan and Complete Streets Policy, City projects and new development should establish a network of complete streets (see glossary).
- Appropriately regulate development within the floodplains and Stream Planning Corridors via the Floodplain and Water Quality Protection Zones (WQPZ) ordinances.
- Create and uphold quality build and site design standards to bolster community identity and pride.
- Where feasible, new streets and internal streets should follow a grid pattern of small blocks for a more condensed form of development.
- Improve pedestrian and bicycle connectivity, especially between public transit stops and destinations with new projects, redevelopments, or reconfiguration of existing development.
- Amenities such as, but not limited to, seating, public art, natural green space, fountains and other outdoor landscape elements should be included within each development. These amenities should be conscious and considerate of impacts on the natural environment.
- Develop buildings that meet or exceed Universal Design principles.
- Promote building principles such as energy efficiency and renewable energy sources, indoor environmental quality, water conservation, and minimizing impacts on wildlife through space and material optimization and building with resilient design.
- Coordinate all capital improvement projects between all necessary City departments (e.g. transportation, water, wastewater, stormwater, parks).
- Strengthen programming for disseminating information on the City's Fertilizer Ordinance and other pollution prevention initiatives.

RESIDENTIAL

- New residential development should blend with existing housing, incorporating tools such as buffering requirements and right-sized public spaces as defined in land use categories.
- Accommodate a variety of housing styles, sizes, densities, and price points to suit diverse housing needs.
- New residential development should use a variety of techniques to avoid the appearance of identical homes, increasing vibrancy and diversity in the built environment.

NON-RESIDENTIAL

- New non-residential development should use high quality building materials such as glass, brick, stone, wood or cementitious siding.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Buildings in a corporate campus setting should have an internal pedestrian network between buildings.

SUBURBAN NEIGHBORHOOD AREAS

CHARACTERISTICS & INTENT

Suburban Neighborhood Areas are where suburban residential subdivision development has or is likely to occur (due to availability of water and sewer service). This area is characterized by low pedestrian orientation, existing but limited public transit access, high to moderate degree of building and use separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

In the future, the neighborhoods with good trail access and connections to surrounding services will likely continue to be highly attractive neighborhoods. Future development should elevate connectivity and traditional neighborhood design (TND).

GOALS

- Encourage areas with new development to have greater housing variety and a higher overall density.
- Provide for medium- to high-intensity residential development near the Core and major streets, transitioning to lower density, single-unit uses further from arterial streets.
- Foster retrofitting of these areas to promote moderate to high density where appropriate, and expand options for multi-modal transportation.
- Promote balanced commercial and business/industry

uses with appropriate mixed-use development and locally serving commercial establishments.

OPPORTUNITIES

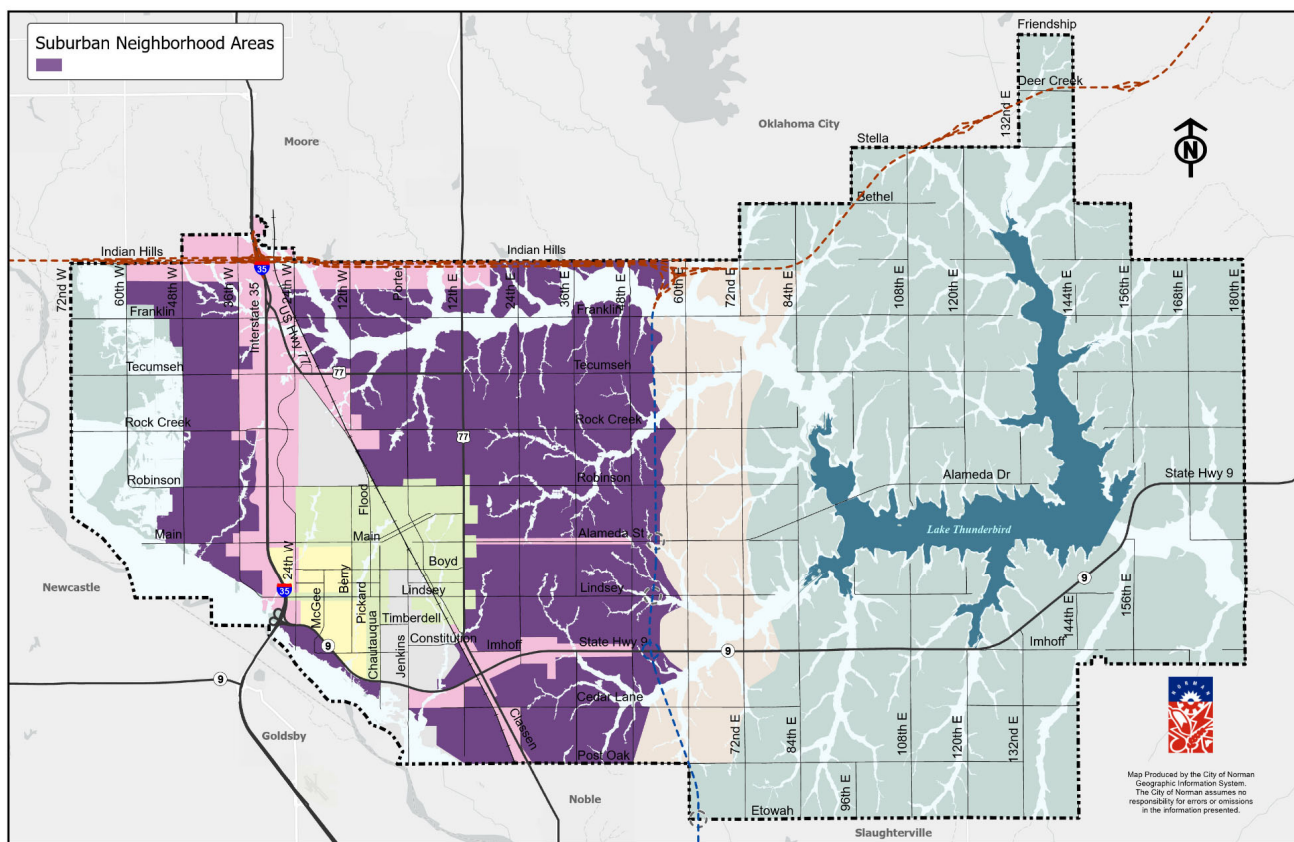
- Naturally occurring affordable housing options near Core, Classic, and Corridor Character Areas.
- Trail network connection possibilities.
- Greenfield development opportunities for efficient, compact subdivision design.

CHALLENGES

- Lack of a seamless multi-modal transportation network including safe, convenient, active and public transportation options results in an over-reliance on personal vehicles.

POLICIES

- Infrastructure extensions should occur incrementally, and new developments must connect to City water and sewer, which may require extension of lines.
- Protect drainageways in accordance with WQPZ ordinance within new development and expand their use for public trail access.
 - *Treat water quality volume from runoff for volume recommended in stormwater master plan and in accordance with EDC Section 7000.*
 - *The open spaces created around drainageways should be connected when feasible to create wildlife corridors.*
- Reduce the impact of higher intensity uses to



adjacent lower intensity uses with screening and landscaping. Native landscaping is encouraged.

- *Prioritize preservation of existing mature street trees.*
- Promote a mix of housing types, including accessory dwelling units, and new, well-designed similarly scaled multi-unit residences to increase neighborhood density and income diversity.
 - *Priority for higher density, mixed-income, and affordable housing opportunities should be assigned to locations with multi-modal transportation access and capacity.*
 - *Based on associated Land Use, housing typologies of all intensity levels are appropriate within the Suburban Character area.*
- Encourage:
 - *More mixing of uses, including neighborhood services, job centers, and residential uses of similar intensities.*
 - *Retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the life of this plan.*
 - *Civic, cultural uses, entertainment establishments that will promote community interaction and public open space.*
- As streets move further from the center of the Core Neighborhood Character Area and parcel sizes and development patterns work against pedestrian circulation, focus should shift to vehicular safety, corridor appearance and traffic speeds while still providing basic access and safety for pedestrians and bicyclists. Transportation accommodations should:
 - *Ensure interconnectivity between developments for local and collector streets.*
 - *Provide access to trails with all new development, when feasible to integrate trail plans outlined in the Transportation and Park Master Plans into developments.*
 - *Connect streets between land uses and include complete street approaches for undeveloped sites.*
 - *Use the most recent Transportation Master Plan to fill pedestrian system gaps along streets, to trails, and within developments.*
 - *Encourage network of multi-modal transportation options to neighborhood centers and local mixed-use developments.*
- *Use building and site design as transitions between commercial centers and adjacent residential areas, as opposed to distance.*
- *Promote pedestrian access between buildings.*
- *New, transformative housing developments must have multiple access points onto the road network to ensure adequate external connections to the larger neighborhood community.*
- *Create incentives for establishing natural, undeveloped spaces for ecological conservation and interconnectedness of these areas across multiple developments (i.e. wildlife habitat corridors).*
- *Protect and/or preserve wetlands when developing east towards the 2045 Reserve.*

ACTION ITEMS

- Continue to work with developers on dedication of park land for neighborhood parks.
- Based on the most recent Transportation Plan, expand access to public transit.
- Update regulations to:

LAND USE CATEGORY

Urban Low (UL)

DESCRIPTION & CONTEXT

An efficient, walkable pattern of lower-density urban development. Moderate to high building spacing and separation of uses, with further distances between destinations and fewer shared amenities.

- Low-intensity areas will be predominately residential over non-residential uses at compatible densities and scales.
- Gross densities in any single development should be greater than 3 units per acre.

BUILDING TYPES

Existing: All types of residential structures, primarily 1 or 2 story; single-story commercial, often with large parking lots, civic/institutional uses such as fire stations and schools are in close proximity.

New Development:

- Varied types of residential structures.
 - *Emphasis on single-unit detached and attached residential developments, including small-, standard, and large-lot single-unit detached, duplexes, and townhomes.*
- Attached housing may transition to higher intensities along collector and arterial streets, or adjacent to higher intensity uses.
 - *Attached housing may be allowed throughout a development to create variety.*
 - *Higher intensity multi-unit residential housing would be allowed when parcels are located along and with direct access to an arterial street.*
- 2 or 3 story commercial and higher density residential on arterials with limited parking areas.

SITE DESIGN

- It is critical that these locations take every opportunity to improve connectivity and help mitigate missing connections to nearby developed areas in order to strengthen neighborhood connectivity.
- The variety and diversity of housing stock should be improved as should the functionality of these areas, such as extensive street and sidewalk connections, a wider variety of lot sizes, and integration of and access to open spaces and other nearby activities should be incorporated into the design of new areas.

TRANSPORTATION NETWORK, CIRCULATION & ACCESS

Existing: The type and arrangement of streets means that almost all trips require a private vehicle to use at least one arterial road. Some of these areas have connections, or potential connections, to the regional trail network. Few of these areas have easy access to transit at this time.

Projected: A highly connected multi-modal network is required to support the current and future needs of these important areas. Improving access for pedestrians and bicyclists will be a priority, including modernizing multi-modal infrastructure.

UTILITY ACCESS

A full range of utilities should be available. If services are not already in place, they must be extended by the developer during the platting process to be suitable for development. If development occurs adjacent to existing facilities that are determined to be insufficient to meet the demands of the proposed development, the developer must upgrade the existing facilities to enhance the capacity of the utility systems.

PUBLIC SPACE TYPES

This UL Land Use supports a variety of public spaces including parks of various sizes, regional trails, natural areas including wildlife corridor, and walking paths.

LOCATIONAL CRITERIA

- Low intensity residential uses shall be adequately buffered or spaced from intensities posing adverse effects including noise, odors, air and light pollution, and heavy traffic.
- Lower intensity residential uses are not appropriate along arterial streets and should be located behind higher intensity residential, commercial, or mixed-use developments along arterial streets.
- Non-residential development is appropriate along arterial and collector streets, primarily at intersections.
- Urban Low is most compatible adjacent to: UM, RR, AR, UR, LCC, TOD, and OP.
- Urban Low is least compatible adjacent to: ULC, CBD, and C and requires additional buffering from uses that generate more noise, odors, air and light pollution, and heavy traffic.

ZONING DISTRICTS

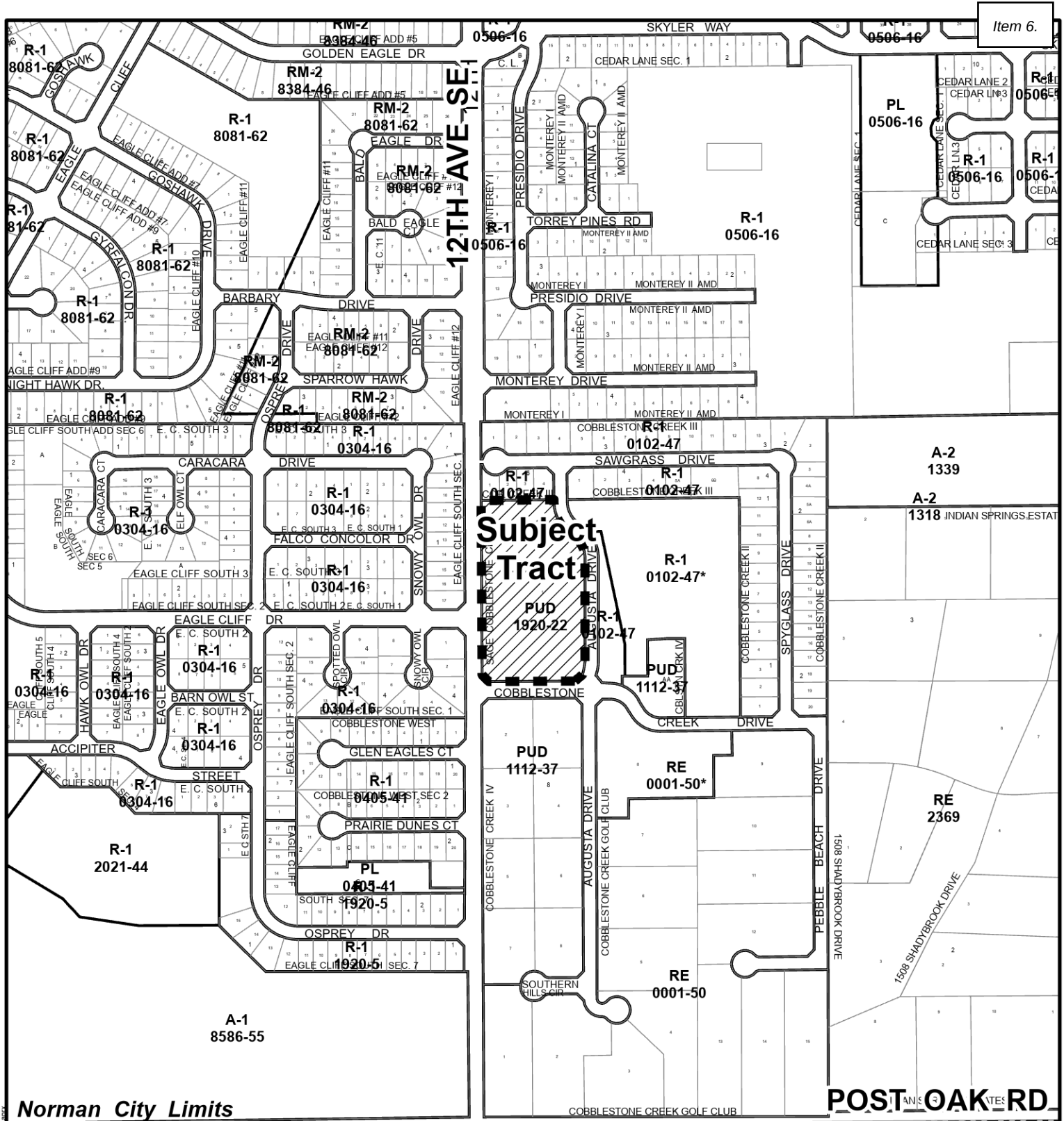
R-1	R-1-A	R-2	RO	O-1	CO	C-1					
MUD	PUD	SPUD	RM-4	C-2							
A-1	A-2	RE	RM-6	R-3	TC	CR	C-3	I-1	I-2	M-1	

Single-Unit



Small Lot Single-Unit





Location Map



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



July 8, 2026

0 250 500 Ft.



Subject Tract

**COBBLESTONE CREEK
SENIOR COMMUNITY
NORMAN, OKLAHOMA**

*APPLICANT:
JUNIPER SAGE AT COBBLESTONE CREEK, LLC*

**APPLICATION FOR:
AMENDED PLANNED UNIT DEVELOPMENT**

Submitted September 9, 2019
October 5, 2019 Revision
July 29, 2026 Amendment
August 6, 2026 Amendment

PREPARED BY:

Joseph P. Krodel
FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C.
100 N. Broadway Ave., Suite 1700
Oklahoma City, OK 73102
Telephone: (405) 232-0621
Email: jkrodel@fellerssnider.com

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 - A. Senior Housing Residential District
 - B. Miscellaneous Development Criteria

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- B. Entry Signage Location
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I. INTRODUCTION

Sage at Cobblestone Creek (the “Property”) is an existing senior living multifamily complex. The site is bordered on the west by 12th Ave. SE, on the north by existing homes on Sawgrass Dr., on the east by Augusta Drive and on the south by Cobblestone Creek Dr. The three-story community currently features 168 senior independent living residences, amenities, and associated parking spaces.

Juniper Sage at Cobblestone Creek LLC (the “Owner”), the owner of the Property, wishes to amend the existing PUD (O-1920-22) (the “PUD”) to add an additional use allowing for multifamily housing for all ages, not just seniors. The Owner does not request any alterations to the Property.

II. PROPERTY DESCRIPTION / GENERAL SITE CONDITIONS

A. Location

The subject "Property" lies in Ward 7 on the east side of 12th Ave. SE and north side of Cobblestone Creek Drive, just NE of the intersection of those two public streets in Norman, Oklahoma.

B. Existing Land Use and Zoning

The majority of the subject Property is currently Norman 2025 Planned under the High-Density Residential designation and currently zoned PUD to allow for multifamily senior living. To the south of the Property is Cobblestone Creek Section IV Addition on the south side of Cobblestone Creek Drive. To the west is 12th Ave. SE and then the Eagle Cliff South Addition consisting of single-family homes. To the north is Cobblestone Creek Section III Addition with single family homes along Sawgrass Drive. To the east is additional unplatted land and the Cobblestone Creek Golf Course, hole numbers 1-3, as well as the Open Space AA of Cobblestone Creek Section IV.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

D. Drainage

Due to the Property being in the lower reach of the larger drainage basin, a fee in lieu of detention payment was paid at the time of final plat in 2020.

E. Utility Services

The Property is currently in operation as an age-restricted multifamily development and all existing utilities services will remain the same. The existing utilities services are compatible with the requested use.

F. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by Owner as required by adopted codes.

G. Traffic Circulation and Access

Primary vehicular access to the site is accessible via 12th Ave. SE. Secondary access to the site is accessible via two access points along Augusta Drive public right of way connecting Cobblestone Creek Drive to Sawgrass Drive.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property was initially developed to accommodate multifamily uses, specializing in senior living but this site is also suitable for general multifamily use. The Exhibits attached hereto, and as submitted by the Property civil engineer, SMC Consulting Engineers, P.C., are incorporated herein by reference and further depict the development.

A. Multifamily Residential District

The existing improvements in the PUD are shown on the attached Site Development Plan, EXHIBIT A hereto.

1. Uses; Design

The purpose for this Amendment to the PUD is to allow for multifamily dwelling without an age restriction on residency. The remaining and previously approved development regulations remain unchanged, as detailed below:

- a. Density: The Property is developed with 168 residential units. No additional units are proposed.
- b. Height: Structures may not exceed three stories of habitable building levels, plus additional heights for roof elements and structures, stair towers, mechanical units, building rooftop equipment, chimneys, communications equipment, and other non-habitable building elements. Roof-top HVAC units will be largely screened from view from single family residential properties in nearby Cobblestone Creek Addition lots. All structures on the Property have been built, as shown the Site Development Plan. No additional buildings are proposed.
- c. Impervious Area: the total amount of impervious area, including all building footprints and impervious hard-paved areas, does not cover more than 75% of the Property and will remain unchanged. Currently, green space makes up 30.8% of the Site. See Exhibits A and C.

- d. Accessory Buildings and Uses: Accessory buildings and uses include, but are not limited to, clubhouse, common gathering areas for residents, resident kitchen, coffee bar, library, media room, game room, meeting room, fitness room, wellness studio, pickleball court, dog park, resort style pool, maintenance and equipment rooms, exterior courtyards, parking and service areas, etc. (note: all of the listed uses may or may not be developed, pending final design). Accessory buildings must be accounted for without exceeding the maximum impervious coverage on the site.
- e. Site Design: The site design of the Property will remain the same as currently shown on the Site Development Plan. No additional buildings are proposed.
- f. Exterior Materials: The exterior materials in existence will remain the same. The Project utilized high-quality brick, stone, and hardy board as approved in the 2019 PUD.
- g. Fencing: The project shall contain wrought iron or similar material fencing along Cobblestone Creek Dr., Augusta Dr., and 12th Ave. SE as shown on the Site Development Plan. This fencing shall not exceed eight (8) feet. The northern border of the Property shall contain a masonry wall as shown on the Site Development Plan.

2. Parking

Parking is accommodated with common area surface parking facilities within the site. The Applicant has provided substantial parking at a ratio of 1.2 parking spaces per unit, which amounts to 202 parking spaces, as shown on the Site Development Plan. The existing parking facilities will remain unchanged.

3. Dumpster and Trash Enclosures

The dumpster and trash enclosures will remain the same, as shown on the Site Development Plan.

B. Miscellaneous Development Criteria

1. Site Plan and Final Plat

The existing development was developed in accordance with the approved site plan. Applicant does not request any change to the same.

2. Open Space

The open space at the Property will remain the same as shown in the plans attached hereto as Exhibits A and C.

3. Signage

The existing signage will remain the same as shown in the plan attached hereto as Exhibit B.

4. Traffic access/circulation/parking and sidewalks

The existing access/circulation/parking and sidewalks will remain the same, as shown on the Site Development Plan.

5. Lighting

All exterior lighting shall be installed in conformance with the City of Norman Commercial Outdoor Lighting Standards, as amended from time to time.

6. Landscaping

Landscaping shall be provided in conformity to City of Norman ordinances, as amended from time to time.

7. Parkland

The Norman Board of Parks Commissioners recommended fee in lieu of public parkland that was paid in 2020.

EXHIBIT A

Site Development Plan

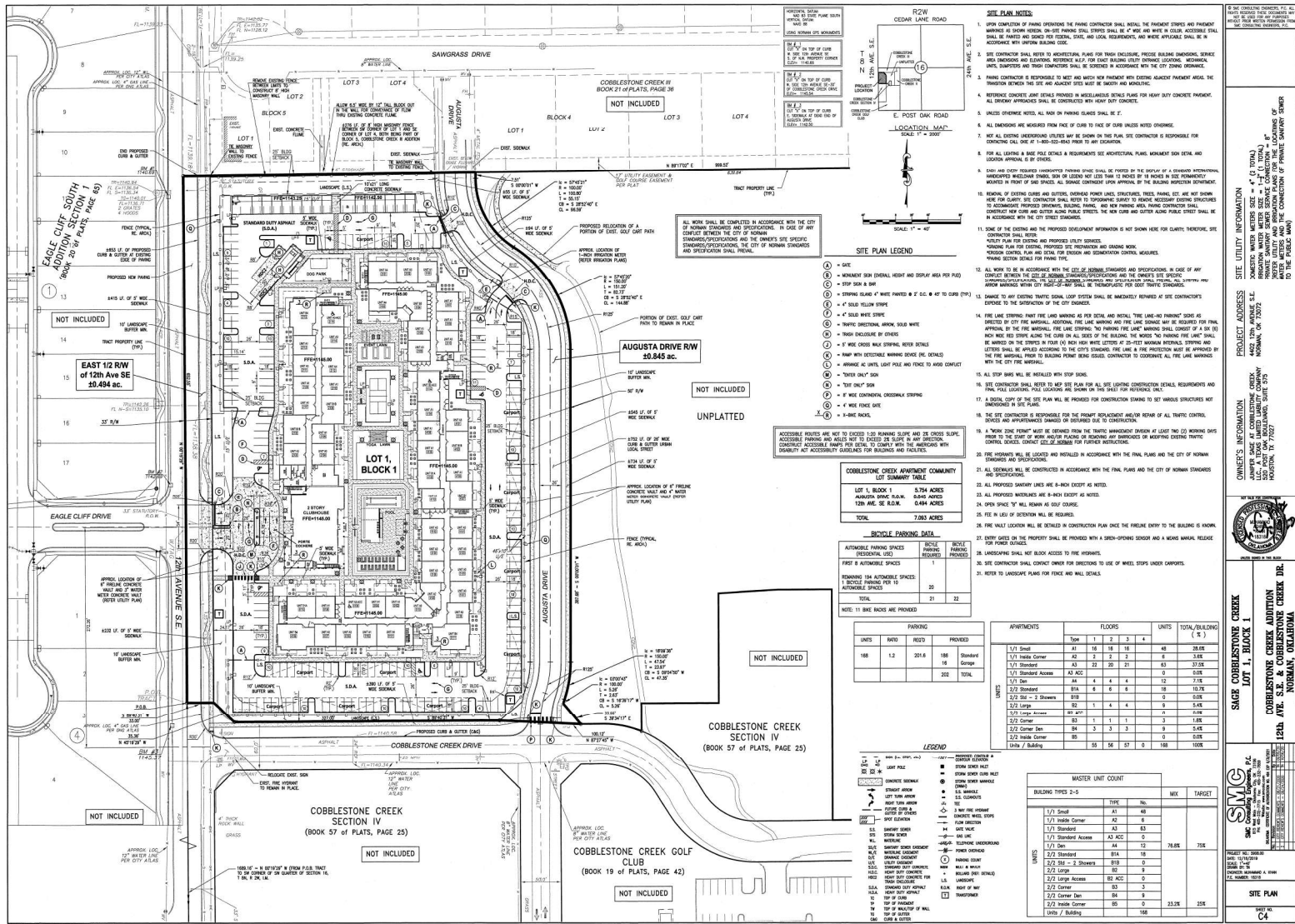


EXHIBIT B

Entry Signage Location

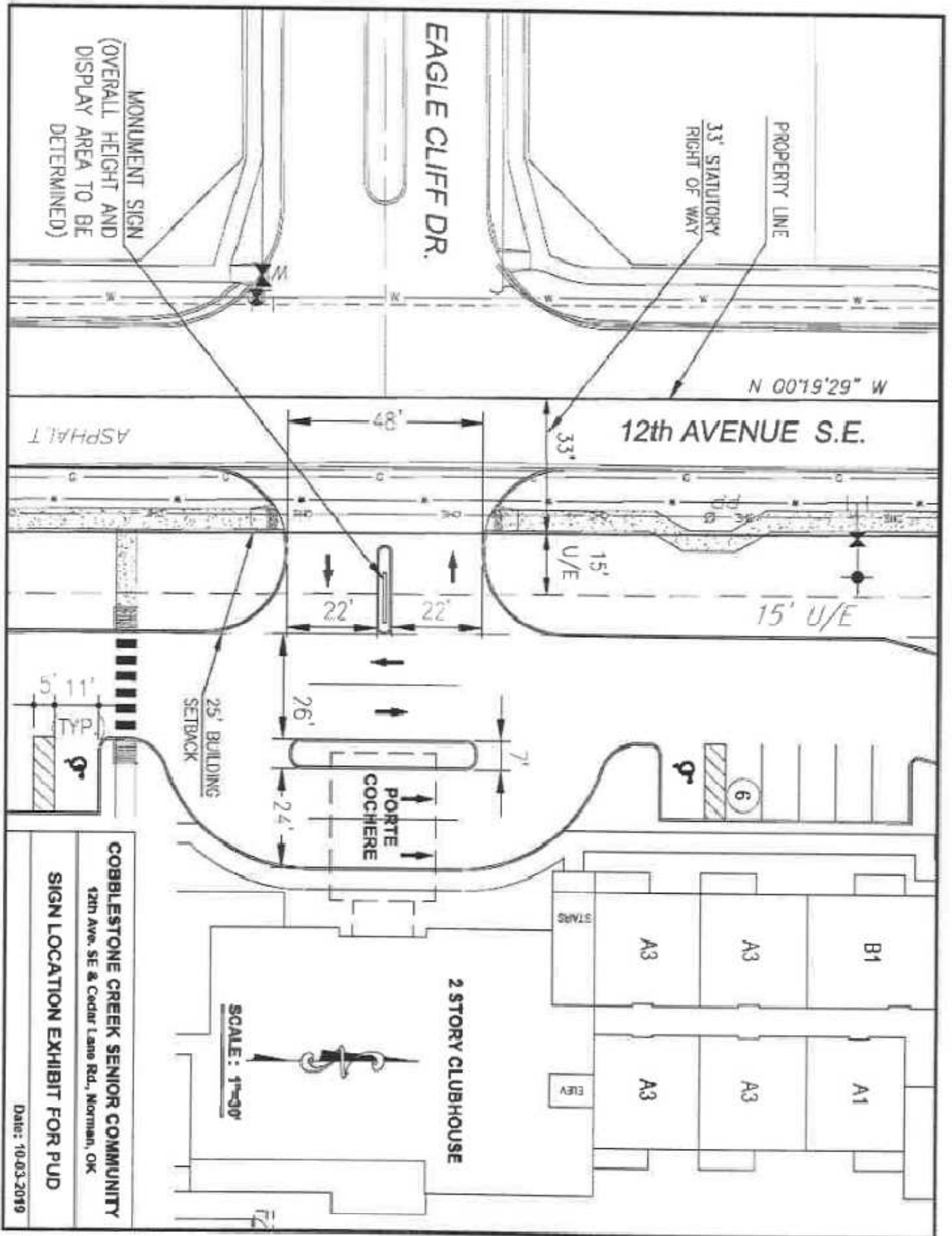


EXHIBIT C

Green Space Plan

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OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
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OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION
IN WRITING FROM SMC CONSULTING ENGINEERS, P.C.

OWNER/DEVELOPER:
COBBLSTONE CREEK SENIOR
COMMUNITY
12TH AVE. S.E. & CEDAR LANE ROAD
NORMAN, OK 73072
PHONE (405) 822-2550

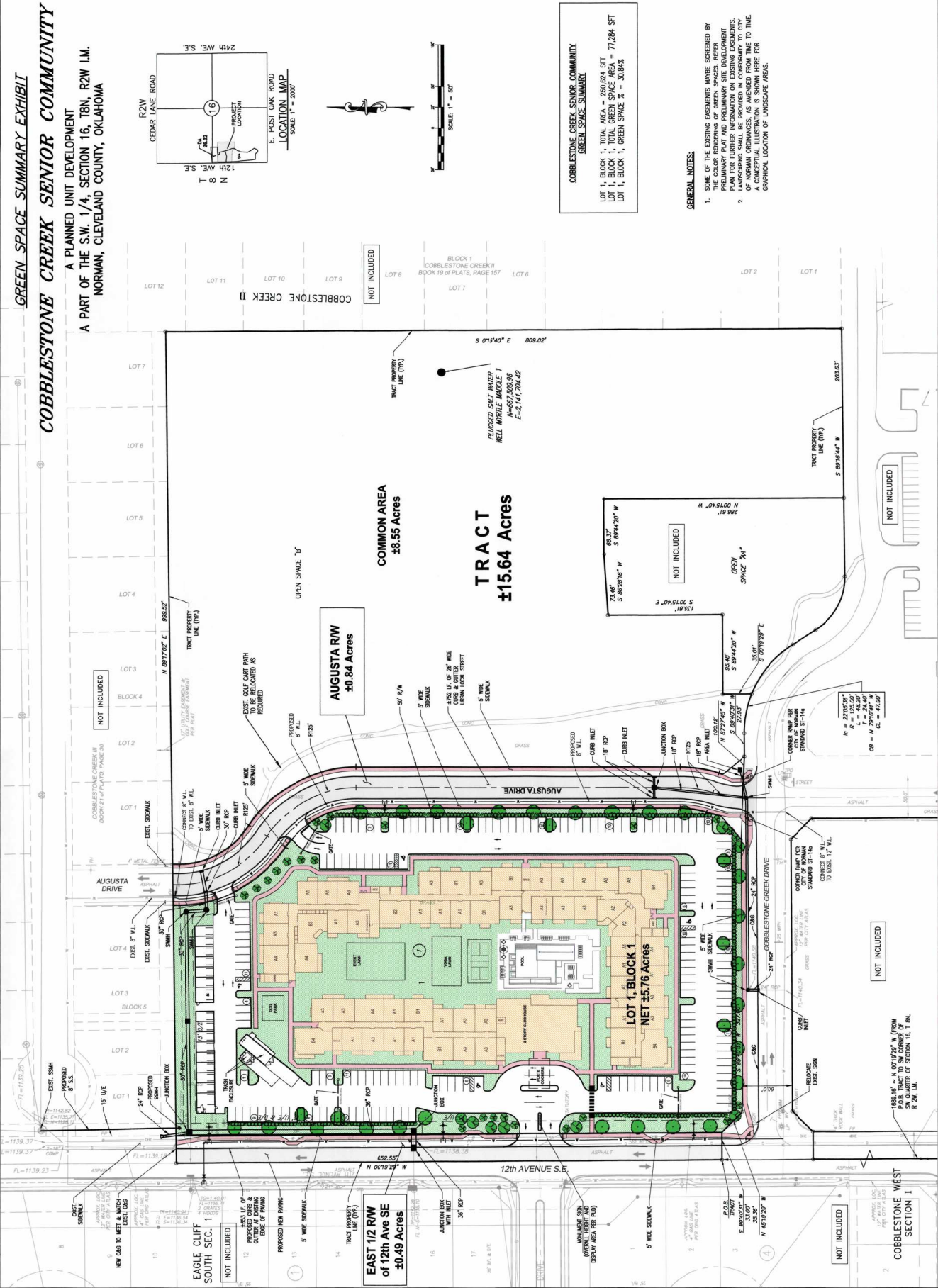
DESIGNED BY:
SMC CONSULTING ENGINEERS, P.C.
1015 W. MAIN
NORMAN, OK 73069
PHONE (405) 232-7715

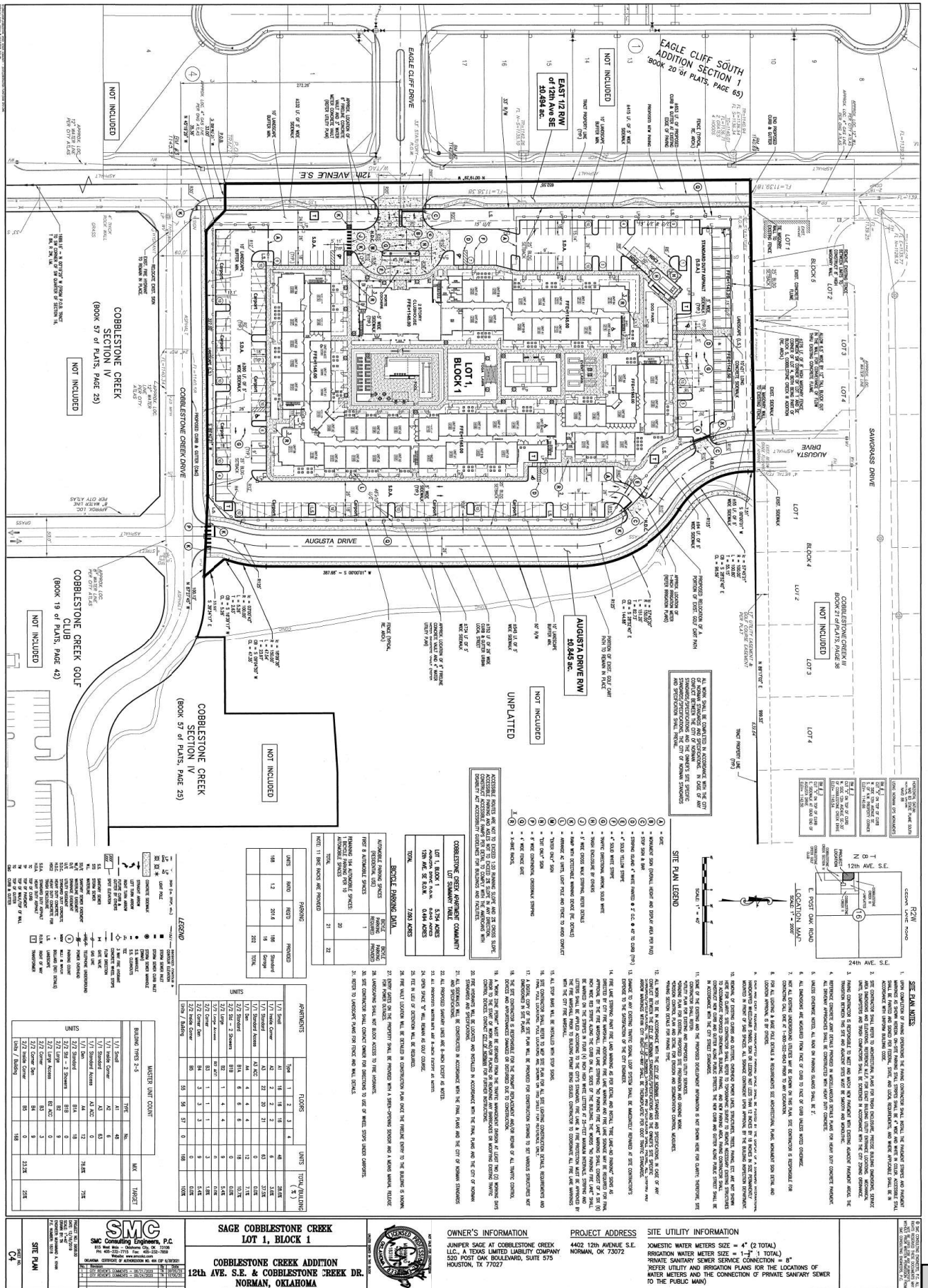
COBBLSTONE CREEK SENIOR COMMUNITY
12TH AVE. S.E. & CEDAR LANE ROAD
NORMAN, OKLAHOMA

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WWW.SMCENGINEERS.COM

GREEN SPACE SUMMARY
EXHIBIT

GREEN SPACE SUMMARY EXHIBIT
COBBLSTONE CREEK SENIOR COMMUNITY
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA





GREEN SPACE SUMMARY EXHIBIT
COBBLESTONE CREEK SENIOR COMMUNITY
A PLANNED UNIT DEVELOPMENT
A PART OF THE S.W. 1/4, SECTION 16, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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OWNER/DEVELOPER:
COBBLESTONE CREEK SENIOR COMMUNITY
NORMAN, OK 73072
PHONE (405) 922-2550

DESIGNED BY:
SMC CONSULTING ENGINEERS, P.C.
1015 W. MAIN
NORMAN, OK 73072
PHONE (405) 232-7715

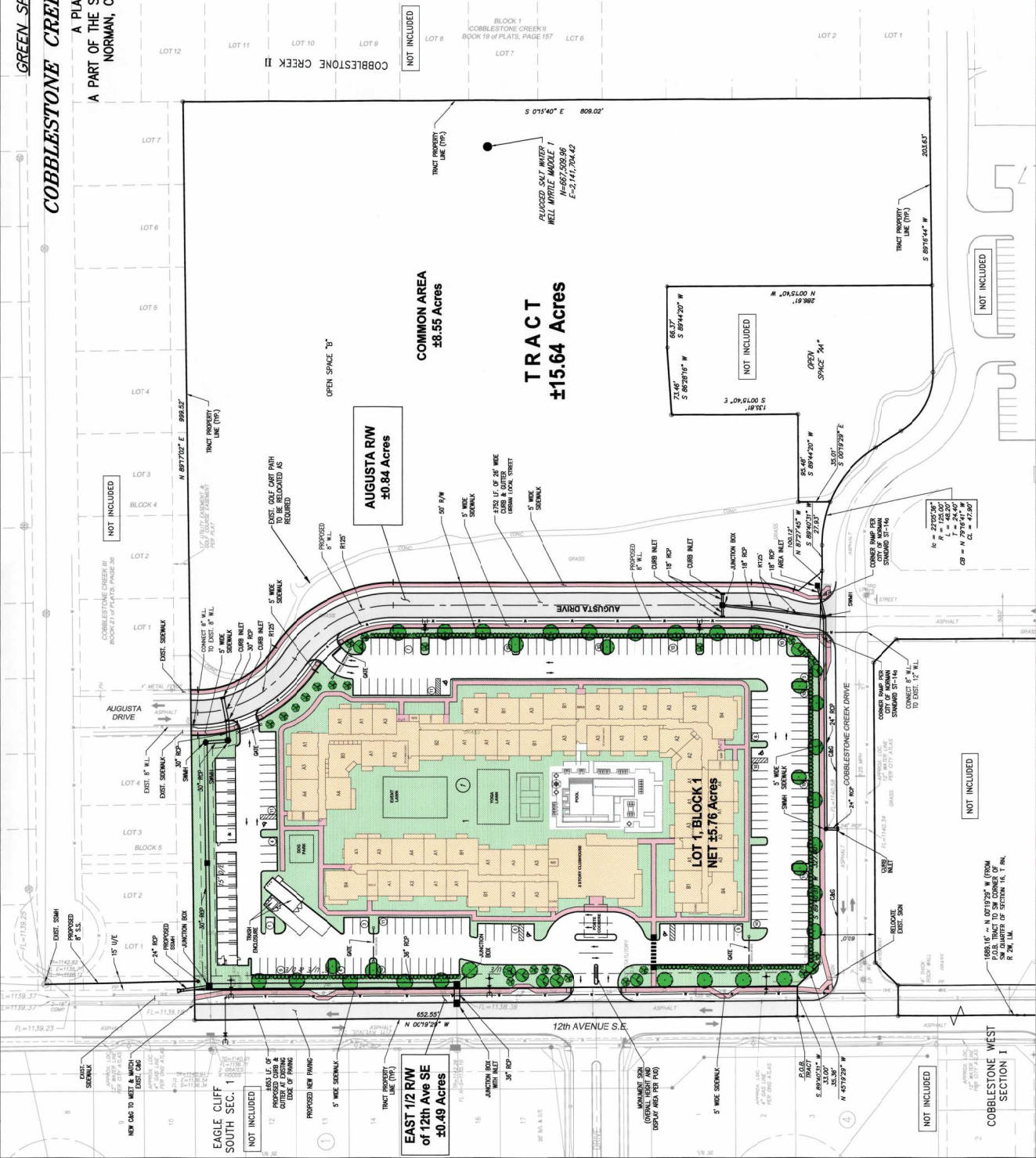


12th AVE. S.E. & CEDAR LANE ROAD
NORMAN, OKLAHOMA

COBBLESTONE CREEK SENIOR COMMUNITY

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GREEN SPACE SUMMARY EXHIBIT

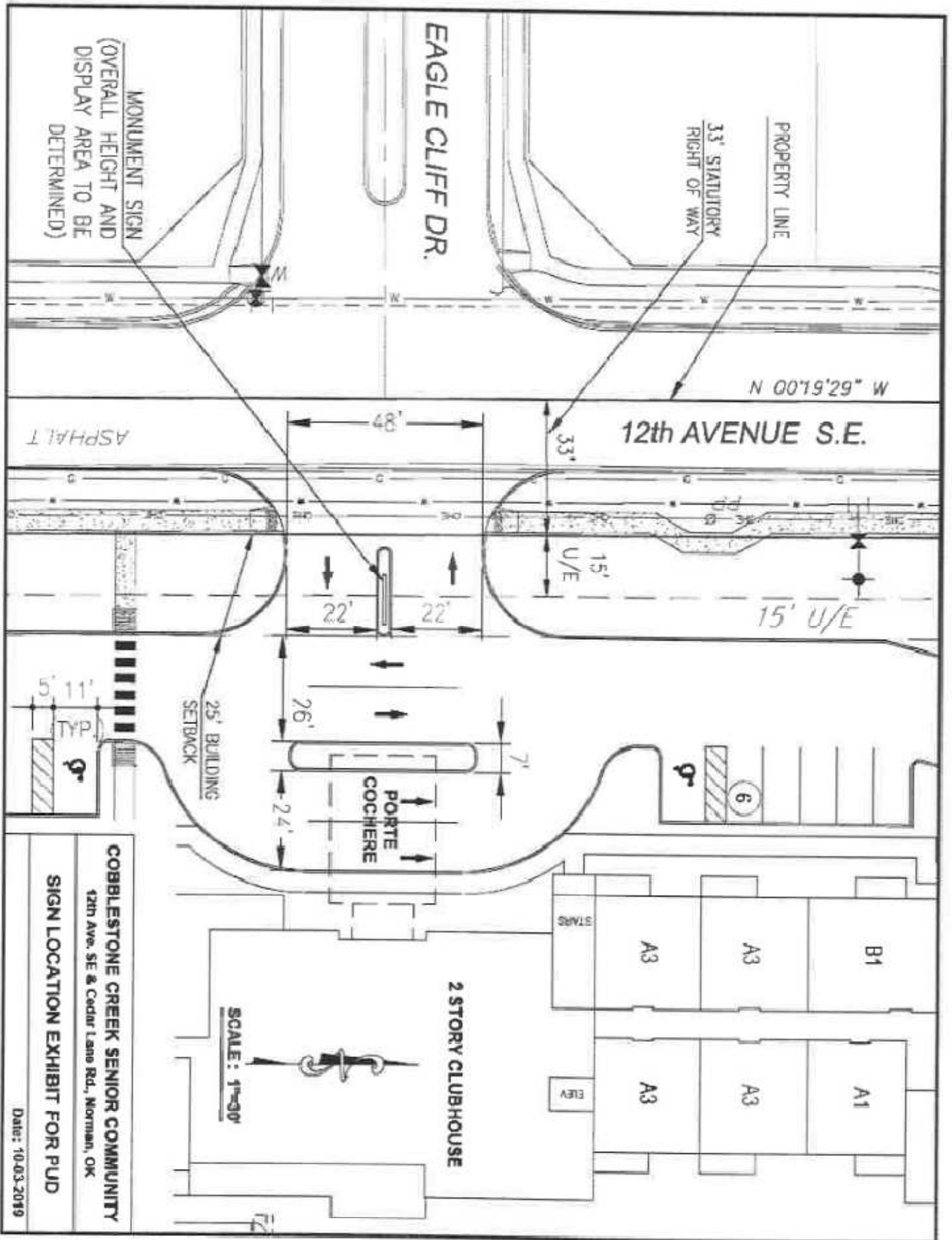


**COBBLESTONE CREEK SENIOR COMMUNITY
GREEN SPACE SUMMARY**

LOT 1, BLOCK 1, TOTAL AREA = 250,624 SF
LOT 1, BLOCK 1, TOTAL GREEN SPACE = 77,284 SF
LOT 1, BLOCK 1, GREEN SPACE % = 30.84%

- GENERAL NOTES:**
- SOME OF THE EXISTING EASEMENTS MAY BE SCREENED BY THE COLOR RENDERING OF GREEN SPACES. REFER TO THE EXISTING EASEMENT MAP FOR FURTHER INFORMATION ON EXISTING EASEMENTS. LANDSCAPES SHALL BE PROVIDED IN CONFORMANCE TO CITY OF NORMAN LANDSCAPE DESIGN STANDARDS.
 - A CONCEPTUAL ILLUSTRATION IS SHOWN HERE FOR THE GRAPHICAL LOCATION OF LANDSCAPE AREAS.

$R = 2205.98'$
 $L = 24.40'$
 $CB = 47.20'$



Applicant: Juniper Sage at Cobblestone Creek, LLC

Project Location: 4403 12th Ave SE

Case Number: PD 26-19

Time: 5:30 P.M.

Applicant Representative:
Joe Krodel

Attendees:

Jennifer Garn
Paula Braugh
Mary Garland
Lynn M Golbeck
Sally Ellis
Jerry & J.R Pack
Garland Pack Jr
Daniel Helmer
Brenda Helmer
Karen Nicholson
Eldie Lois Morris
Cynthia Warity
Machelle McQueen
Linda Wright
Leonard Wright
Linda Roop
Linda Brown
Ron & Marisa Kolar
Debbie Williams
Sonja Potts

Claudia Jenkins
Mike Jenkins
Donna Attaway
Luane Alexander
Bonni & Andrew A.
Darla Davis
Bobbie Homesley
Jim & Carma Taylor
Timothy Shannon
Candace Barrett
Tim Barrett
Amy Rice
Linda Parsons
Bill Block
Abanette Hendridson
Tracy & Jud Foster
Chris & Mimi Edwards
Erica Bird
Jolene Davis
Debbie Davis

City Staff:

Lora Hoggatt, Planning Services Manager
Beth Muckala, Assistant City Attorney III
Janita Hatley, Code Compliance Supervisor

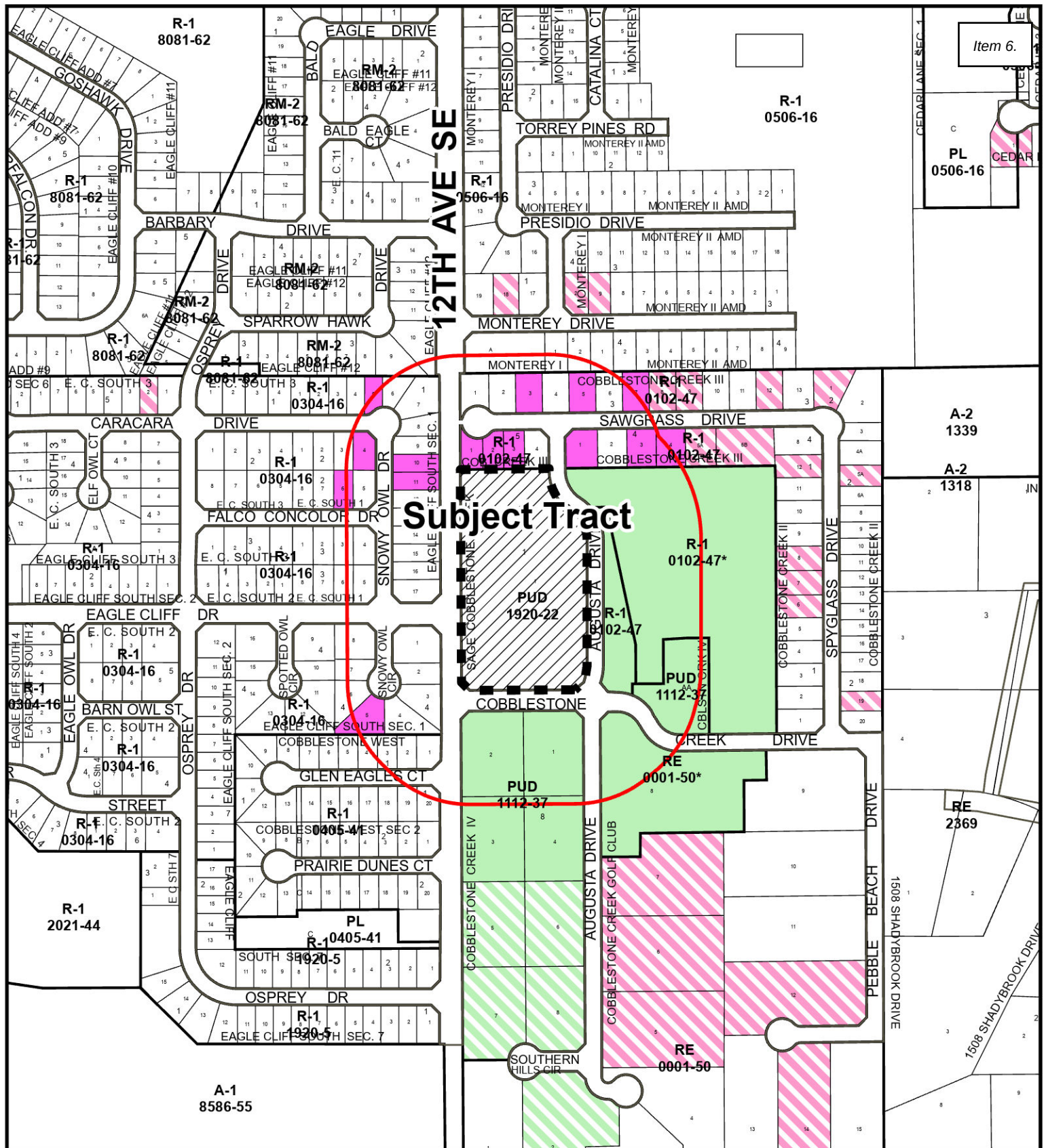
Application Summary:

Juniper Sage at Cobblestone Creek, LLC requests an amendment to the existing PUD to remove the age restriction for multifamily uses and instead allow all ages.

Neighbors' Comments/Concerns/Responses:

Neighbors were curious why the age restriction change is happening now and if feasibility studies were conducted in 2019. The applicant explained studies were done but the market conditions since completion have shown the product is financially

nonviable. Residents of the existing facility explained they chose Cobblestone specifically for the age restriction of 55+ and do not want it to change. Neighbors surrounding the development expressed a similar sentiment. Neighbors and residents asked if there will be any kind of guarantees on who can live in the facility. The applicant explained the 55 age is a legislated number; other ages would be a violation of the Fair Housing Act. Residents and neighbors asked if the property management company is working on marketing and improving the website. The applicant said they have been and will continue efforts.



Protest & Support Map

14.3% Protest Within Notification Area

47.6% Support Within Notification Area

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 200 400 Feet

August 11, 2026

-  Subject Tract
-  Notification Area
-  Protest
-  Protest Outside Notification Area
-  Support
-  Support Outside Notification Area

VERIFIED SUPPORT LETTER

August 7, 2026

Item 6.

Norman Planning Commission- Secretary
225 N. Webster Ave.
Norman, Oklahoma

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-KW

RE: Letter of Support for Rezoning of Sage Cobblestone — Case No. PD26-19

Dear Members of the Norman Planning Commission:

My name is **Dr. Timothy M. Shannon**. I have lived at 4704 Augusta Drive in Norman, Oklahoma, for the past 22 years. I also own the following properties that either abut or lie near Sage Cobblestone:

- R0105710
- R0188373
- R0188372
- R0188371
- R0188370
- R0188369
- R0188368
- R0188367
- R0188366
- R0105716
- R0188374
- R0188982

I am writing to express my **support for the proposed rezoning of Sage Cobblestone, Case No. PD26-19**, and to provide some perspective as a longtime Norman resident, nearby property owner, and owner/operator of Cobblestone Creek Golf Club.

My History with Sage Cobblestone and This Area

I was personally involved in recruiting both **Sooner Station and Sage Cobblestone to Norman**. Before Sage Cobblestone was developed, two separate senior-living market studies were conducted, and the results appeared favorable. At the time, the project seemed to make considerable sense. Norman was, and continues to be, one of the fastest-growing areas of Oklahoma, and the property is located within an Opportunity Zone.

However, the reality of operating an age-restricted active-adult community has proven considerably more difficult than the original projections suggested.

Juniper Investment Group, the owner and developer of Sage Cobblestone, initially retained **Spar Partners**, a management company specializing in developing and operating luxury active-adult

communities. Despite utilizing a management group with specialized expertise in this exact type of development, the community struggled.

Item 6.

A separate marketing firm specializing in active-adult communities was subsequently hired, yet the results remained disappointing.

If you combine those struggles along with the initial construction delays and cost overruns associated Covid, weather conditions, material shortages, etc.... you can understand how difficult this project has been. Juniper Investment Group has now spent approximately six years attempting to make the current business model work. Despite those efforts, Sage Cobblestone remains at only approximately **57% occupancy**.

It is important to understand that Juniper is not an inexperienced developer. Juniper oversees a portfolio of more than 40 properties representing approximately 8,000 multifamily units. The company also owns **Crown Ridge Apartments and Brookstone Cottages**, located just up the street from Sage Cobblestone. Those properties are not age-restricted, have only a relatively small percentage of college students, and have been successful.

I also believe it is worth recognizing the personal connection that Juniper's leadership has to Oklahoma and Norman. **Jay Rippetto, CEO of Juniper Investments, grew up in Oklahoma and has a strong affinity for Norman and the University of Oklahoma.** This is not simply an outside investment group with no connection to our community. Juniper's leadership has a genuine familiarity with Oklahoma and an interest in seeing its investments in Norman succeed over the long term.

Sage Cobblestone was Juniper's first active-adult development. After six years of experience, including the significant expense associated with specialized operators and specialized marketing, I believe it is understandable that Juniper would want to convert Sage to a multifamily model that is much more consistent with its experience and proven success.

Supporting the Property Does Not Mean Disregarding Current Residents

I also understand and respect the concerns being expressed by some of the current residents of Sage Cobblestone.

Many of the residents currently oppose removing the age restriction. At the same time, many of those same residents clearly like the community, the facilities, their homes, and the lifestyle Sage provides—and **they want to remain there.**

I believe that distinction is important.

The question before the Planning Commission is not whether Sage is a good place for seniors. C

it is. The question is whether maintaining an age restriction that has resulted in a development operating at approximately 57% occupancy is the best long-term solution for the property, its residents, its owner, and the surrounding community.

I believe it is not.

Allowing the property to become an all-ages community does not mean that seniors will no longer live there. Rather, it provides the owner with a much larger and more sustainable pool of potential residents while allowing the current residents who enjoy Sage to remain in the community they have chosen.

Intergenerational Communities Can Be a Positive

There is also a broader perspective worth considering. Some of the world's areas known for exceptional longevity—often referred to as **Blue Zones**—have social structures in which older adults remain integrated into communities that include people of different ages rather than being isolated exclusively with other seniors.

Intergenerational living can provide meaningful social interaction, family connections, activity, and a greater sense of community. Seniors do not necessarily need to live in an isolated age-restricted environment to have a high quality of life.

In my opinion, allowing Sage Cobblestone to become an all-ages community does not mean abandoning the senior population it currently serves. It simply allows seniors to live alongside other age groups while giving the property a larger and more sustainable pool of potential residents.

Who Is Likely to Rent at Sage?

I also understand the concern that removing the age restriction could fundamentally change the character of the community.

I do not believe that will happen to the degree some may fear.

Sage Cobblestone consists of **168 units—128 one-bedroom units and 40 two-bedroom units**. The design and unit mix naturally appeal to a particular type of renter.

This is not a large apartment complex dominated by three- and four-bedroom units that would naturally attract large numbers of young families or groups of college students.

While younger renters certainly could live there, the type of units and the overall character of the development are much more likely to attract professionals, empty nesters, young couples, single

adults, older adults, and other individuals who want a quality, well-maintained community.

Item 6.

The fact that an apartment community technically becomes available to all ages does not mean that every age group will suddenly choose to live there.

In particular, I do not believe Sage's physical design and predominantly one-bedroom unit mix make it the type of community that would naturally become a destination for large numbers of college students or young roommates.

The Long-Term Financial Health of the Development Matters

Sage Cobblestone represents an investment of more than **\$30 million**. I believe the success of that investment is important not only to Juniper Investment Group but also to the surrounding neighborhood and Norman as a whole.

A failed or financially distressed development of this size would not be good for surrounding property values.

It is also important to understand that simply lowering rents to increase occupancy is not necessarily a sustainable solution.

There is a significant difference between **filling apartments and operating a financially healthy community**.

If rents are reduced substantially simply to increase occupancy, the property may generate additional residents but not necessarily enough additional operating income to adequately maintain the property, grounds, amenities, staffing, and overall standards expected of a development of this quality.

The goal should not simply be maximum occupancy at any price. The goal should be a **sustainable occupancy level that produces sufficient operating income to maintain Sage Cobblestone as a high-quality property for decades to come**.

Traffic Concerns

I also understand the concerns regarding traffic.

However, I believe the traffic impact of students and retirees is likely to be substantially less than some of the concerns suggest.

Traditional working residents tend to generate traffic during the morning and afternoon/evening peak periods—when people are leaving for work and returning home.

Retirees generally have much more flexible schedules and are less likely to generate traffic during those peak periods. Students also have schedules that vary significantly from day to day and from semester to semester. Their travel patterns are not necessarily concentrated in the traditional 8-to-5 commuter periods.

In other words, adding some younger residents does not automatically translate into a proportional increase in peak-hour traffic.

I would also point out that many of the traffic and parking concerns being expressed today are very similar to concerns that were raised when Sage Cobblestone was originally proposed and zoned. After watching the development operate for years, many of those anticipated problems have simply **not materialized to the degree that was feared.**

Sage Cobblestone and Cobblestone Creek Golf Club

The success of Sage Cobblestone is also personally important to me because of its relationship with **Cobblestone Creek Golf Club** and, more broadly, to the financial health of our entire neighborhood.

One of the things that is often misunderstood by people who live near Cobblestone, and even by some newer homeowners within Cobblestone, is the **sybiotic financial relationship between Sage Cobblestone and the golf course.**

Cobblestone Creek is a relatively unusual community. We have only **78 residential lots** helping support the maintenance and upkeep of more than **20 acres of common area associated with the golf course.** Every homeowner within Cobblestone Creek pays homeowner dues, and those dues help sustain the golf course and common areas that are an important part of the character and value of our neighborhood.

That is a significant financial responsibility for only 78 homeowners.

I have personally lived through the financial difficulties and eventual bankruptcy and collapse of Cobblestone Creek Golf Course from approximately **2008 through 2012.** I understand firsthand how difficult it can be to maintain a golf course and more than 20 acres of common area when the number of homeowners sharing that financial responsibility is relatively small.

When Sage Cobblestone was developed, it provided an important opportunity to **increase the density of the surrounding community and create an additional source of financial support for the golf course and common areas.** That relationship has benefited both developments.

Sage Cobblestone currently provides approximately **\$35,000 annually** through its social member

arrangement with Cobblestone Creek. Those funds help support the maintenance of our common areas and the overall viability of the golf course.

Item 6.

Despite Sage's own financial struggles, they have remained consistent in providing this financial support.

In fact, despite COVID, inflation, and the significant increase in the cost of maintaining a golf course and common areas, **we have not had to increase Cobblestone Creek homeowner dues in more than 10 years.** Sage's continued financial support has been an important part of our ability to maintain that stability.

I believe this relationship is important for the Planning Commission to understand because the financial success of Sage Cobblestone has implications beyond the boundaries of the Sage property itself. A financially healthy Sage helps support a financially healthier Cobblestone Creek, while a struggling or failed Sage development could place additional financial pressure on the relatively small number of homeowners responsible for maintaining our common areas.

Many of the neighbors surrounding Cobblestone, and even some newer homeowners within Cobblestone itself, are simply unaware of this relationship. They see Sage Cobblestone as a neighboring development, but they may not realize that its success contributes directly to the long-term sustainability of the golf course and the common areas that help define our neighborhood.

For me, this is not simply about protecting a business interest. I have invested in this community for more than two decades. I have lived through the golf course's bankruptcy, I have seen what happens when the financial model does not work, and I understand the importance of having enough people and enough economic activity within the surrounding community to support the infrastructure and amenities we all enjoy.

A Long-Term Perspective

I love this area. I love my neighbors. I have invested heavily in this community, and I want nothing more than to see this entire area of Norman thrive.

I also understand many of the concerns being expressed today because I heard many of the same concerns years ago when we were working to obtain the original zoning and approvals for Sage Cobblestone.

Traffic.

Parking.

The impact on surrounding properties.

Changes to the character of the neighborhood.

Those concerns were very real at the time. Yet, after watching Sage operate for years, many of those anticipated problems have simply **not materialized to the degree that was feared.**

That experience has shaped my perspective.

Change and fear are incredibly powerful motivators. They can cause us to focus primarily on what might go wrong rather than on what could go right.

But our responsibility as community leaders and property owners is to think beyond the immediate moment and consider the **best long-term outcome for Norman.**

I believe Norman needs to be a community that is willing to adapt when a particular development model has not worked as intended. The fact that a project was originally designed for one purpose does not mean that purpose should remain permanently fixed when market conditions and experience demonstrate that another model may be more successful.

I believe the proposed rezoning represents an opportunity to take a struggling development and give it a much better chance of becoming a successful, sustainable part of the Norman community.

Allowing Sage Cobblestone to transition to an all-ages community provides the best opportunity to:

- Stabilize a \$30+ million development;
- Protect surrounding property values;
- Preserve the quality and long-term viability of the Sage property;
- Allow current senior residents who love Sage to remain there;
- Create a broader and more sustainable pool of prospective residents;
- Maintain Sage's important financial support of Cobblestone Creek;
- Reduce the potential financial burden on Cobblestone's 78 homeowners;
- Preserve and maintain more than 20 acres of common area and golf course property; and
- Strengthen the long-term health and sustainability of this portion of Norman.

I believe that is a better outcome for everyone involved.

Change does not always produce the outcome we fear, just as maintaining the status quo does not always produce the outcome we hope for. In this case, I believe **forward thinking and a willingness to adapt provide the best opportunity for a positive long-term outcome.**

For all of these reasons, I respectfully ask the **Norman Planning Commission to approve the**

Thank you for your time, consideration, and service to our community.

Respectfully,



Timothy M. Shannon, DDS, MS

Orthodontist

Owner/Operator, Cobblestone Creek Golf Club

1350 Cobblestone Creek Dr. - clubhouse

4704 Augusta Dr. - personal residence

Norman, Oklahoma 73072

RE: Letter of Support for Rezoning of Sage Cobblestone — Case No. PD26-19

I, Timothy M. Shannon, DDS, MS, am a longtime Norman resident, property owner, and owner/operator of Cobblestone Creek Golf Club.

I further confirm that I am the **Owner, Operator, and/or Managing Member** of the following entities:

Shannon Family Trust

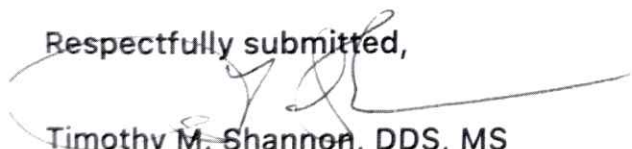
CCDG, LLC

Cobblestone Event Center, LLC

I have a significant personal and financial interest in the long-term success, stability, and viability of the Cobblestone Creek and Sage Cobblestone communities. My support for the proposed rezoning of Sage Cobblestone is based on my more than 22 years as a Norman resident, my ownership of property in and around the area, my experience as the owner/operator of Cobblestone Creek Golf Club, and my firsthand knowledge of the history and financial challenges affecting this community.

I respectfully submit this letter to the Norman Planning Commission in support of **Case No. PD26-19** and respectfully request consideration of the information and perspective provided herein.

Respectfully submitted,


Timothy M. Shannon, DDS, MS

Date: 8/16/26

Orthodontist

Owner/Operator, Cobblestone Creek Golf Club

Owner / Operator / Managing Member of:

Shannon Family Trust

CCDG, LLC

Cobblestone Event Center, LLC

Norman, Oklahoma

VERIFIED PROTEST LETTERS

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)


[Printed Name]


[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 -FW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Karen L Cole
[Printed Name]

1404 Skyler Way
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 Jw

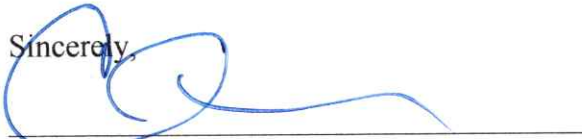
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Clint Robinson
[Printed Name]

1309 SAWGRASS Dr.
[Property Address] Norman, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 gw

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

STEVEN GIUTARIE
[Printed Name]

1312 SAWGRASS DR.
[Property Address]

1400 SKYLER WAY

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-gw

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Garland Pack Jr.
(Signature)

Garland Pack Jr. - TRUSTEE GARLAND PACK JR- TRUST
[Printed Name]

4601 Augusta Dr.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

(Signature)

SAMUEL NOTT - TRUSTE SAMUEL LEE NOTT REV. TRUST
[Printed Name]

4551 AUGUSTA DR.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 ELW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

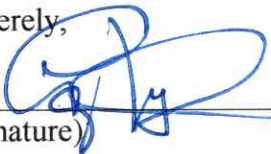
FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *sew*

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Gary Tyler
[Printed Name]

4316 Spyglass Dr. Norman 73074
[Property Address]

NOTE: HOME SOLD ON 7/6/2026
~~NEW OWNER NOT LISTED~~
~~YET ON CLEVELAND CO.~~
~~APPRAISAL SITE YET.~~
COPY OF DEED ATTACHED

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

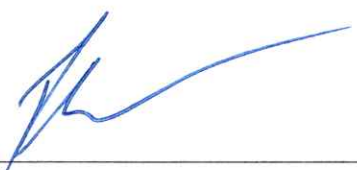
RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

(Signature)


Bob Goodner

[Printed Name]

1404 SAWgrass Drive

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-XW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Darrel Schreiner
(Signature)

Darrel Schreiner
[Printed Name]

4651 Augusta Dr
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-RW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Roy DONOVAN

[Printed Name]

4312 Spyglass drive 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26-JW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Sally E Ellis
(Signature)

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26-RW

Sally Ellis
[Printed Name]

1413 Sawgrass dr. Norman ok 73072
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

BRADEN FISHER

[Printed Name]

1308 SAWGRASS NORMAN, OK 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/2020 *ew*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Wendy Oldham
(Signature)

WENDY OLDHAM
[Printed Name]

1313 SAWGRASS DR.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26 *ew*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Karen Miyamura
(Signature)

Karen Miyamura
[Printed Name]

1400 Sawgrass Dr
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/03/26-ew

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Daniel Michael

[Printed Name]

4412 Snowy Owl Cir, 73072

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 - EW

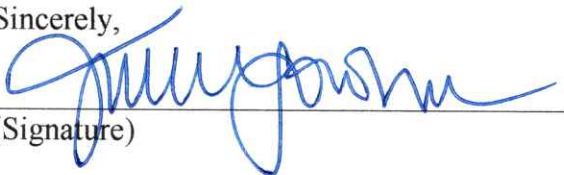
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Julie Yocom
[Printed Name]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 sw

1112 Caracara Dr. ~~1112 Caracara Dr.~~
[Property Address] Norman, OK 73072

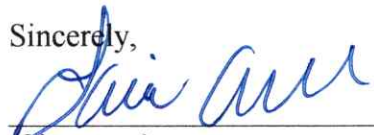
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Laurie Andrews

[Printed Name]

1309 Monterey Dr.

[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *fw*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Denise Fuchs
[Signature]

Denise Fuchs
[Printed Name]

1205 Monterey Drive
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *fw*

Secretary
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

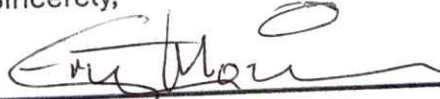
FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-XW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

ERIC MORRISON
(Printed Name)



LISA E BARNES

1209 SAWGRASS DR., NORMAN, OK 73072
(Address of Property)

Norman Planning Commission
225 N. Webster
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

August 2, 2026

Re: Protest of Rezoning Request to Remove Age-Restricted Occupancy Requirements
at: Sage Cobblestone 4404 12th Ave SE

To the Honorable Members of the Norman Planning Commission:

I am writing to express my opposition to the requested rezoning that would remove the age-restricted occupancy designation for the apartment community adjoining my property.

I want to begin by stating that my comments are not a criticism of the ownership or management of this development. Since its construction, I have viewed the community as a positive addition to the area. It has been well maintained, professionally operated, and, in my experience, a good neighbor. I appreciate the investment that has been made in the property and the quality of the development.

My concern is not with the apartment complex itself, but with the proposed change to one of the primary characteristics that formed the basis for neighborhood support when the project was originally approved.

As an adjoining property owner, I distinctly recall that the development was presented as housing intended for residents age 55 and older. That commitment significantly influenced the level of support from neighboring property owners in comparison to the previous development proposal that was considered. The expectation was that the age-restricted nature of the community would result in a quieter residential environment with fewer impacts typically associated with conventional multifamily housing. Whether one agrees with those assumptions or not, they were an important part of the discussion and the public understanding of the project.

While the physical buildings and site layout may remain unchanged, this request represents a significant change in the development concept that was originally presented to the public. Zoning decisions are based not only on architecture and site design, but also on the anticipated operation and character of a development. In this case, the age-restricted nature of the community was repeatedly emphasized as a defining feature that distinguished it from a conventional apartment complex. That distinction played an important role in building neighborhood support. Removing that characteristic after the project has been approved and occupied changes a fundamental aspect of the development that neighboring property owners reasonably relied upon during the original zoning process.

ON 8-3-24

What makes this request particularly difficult to support is that federal law already provides considerable flexibility through the Housing for Older Persons Act (HOPA). A community may continue to qualify as "55 and older" provided that at least **80 percent of the occupied units** are occupied by at least one person who is 55 years of age or older. Up to **20 percent of the occupied units** may be occupied by households that do not meet the age requirement while still preserving the community's status as housing for older persons.

This existing flexibility appears to provide a meaningful opportunity to address leasing challenges while preserving the character and purpose of the community as it was originally approved. It is not evident from the application that the owner has fully utilized—or even seriously attempted to utilize—this flexibility before requesting that the age-restricted designation be eliminated entirely. In particular, the applicant has not demonstrated that it has actively marketed the allowable 20 percent of units to qualified households under the age of 55 while maintaining compliance with the federal 80 percent occupancy standard. Before asking the City to remove a defining element of the zoning approval, the applicant should first demonstrate that it has made a good-faith effort to operate successfully within the flexibility already afforded under federal law.

In my opinion, removing the restriction should be considered only after demonstrating that reasonable efforts have been made to operate successfully within the existing regulatory framework. No such demonstration has been provided.

The issue before you is larger than this individual property. It concerns the expectations established during the original zoning process. Adjacent property owners relied upon the representations made regarding the nature of this development. Altering those representations after the fact undermines confidence in the zoning process. If applicants are permitted to obtain neighborhood support by emphasizing specific operational characteristics and later remove those characteristics through a rezoning request, it becomes more difficult for residents to place confidence in similar commitments made during future land use cases.

I continue to support the apartment community and sincerely hope it remains successful. However, I respectfully ask that the Planning Commission and City Council deny the requested rezoning and encourage the owner to fully utilize the flexibility already available under federal law for 55-and-older communities before considering such a significant change.

Thank you for your consideration of my comments.

Respectfully submitted,



Lisa D. Krieg
Owner, 1208 Sawgrass Drive
Norman, OK 73072

Secretary
 Norman Planning Commission
 225 N. Webster Avenue
 Norman, OK 73069

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 07/30/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

* REVOCABLE TRUST TRUSTEES

James Taylor Carmela L. Taylor
 (Signature)

JAMES TAYLOR Carmela L. Taylor
 (Printed Name)

1204 SAWGRASS DRIVE NORMAN, OK 73072
 (Address of Property)

Secretary,
 Norman Planning Commission
 225 N. Webster Avenue
 Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Stanley D. Burgess
 Sincerely,

Wayne Burgess
 (Signature)

STANLEY D. BURGESS
WAYNE BURGESS
 [Printed Name}

1305 MONTENEY DR.
 [Property Address]

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON *08/03/24* *rw*

(1305)

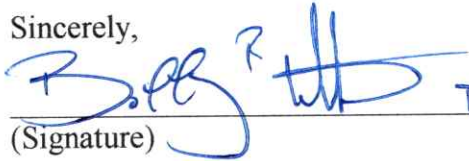
Secretary,
 Norman Planning Commission
 225 N. Webster Avenue
 Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

 TRUSTEE
 (Signature)

BOBBY WILLIAMS
 [Printed Name]
WILLIAMS REVOCABLE TRUST
4212 SPYGLASS DR.
 [Property Address]

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 08/03/26 GW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

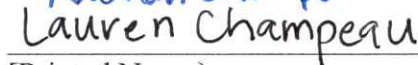
Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

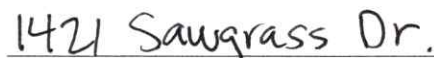
Sincerely,



(Signature)

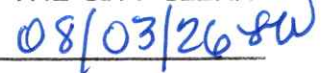



[Printed Name]



[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK

ON 

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

[optional discussion]

Sincerely,

Tracey I. Veal Trustee
(Signature)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Tracey I. Veal Revocable Trust
[Printed Name]

1404 Pebble Beach Dr Norman, OK 73072
[Property Address]

Secretary,
 Norman Planning Commission
 225 N. Webster Avenue
 Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Charles E Rawell Trustee

(Signature)

Charles E Rawell

[Printed Name]

*Charles & Kathryn
 Living Trust*

1701 Sawgrass Drive

[Property Address]

FILED IN THE OFFICE
 OF THE CITY CLERK

ON 08/03/26 *RW*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 YW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

GARY CRAIG TURNER
(Signature)

GARY CRAIG TURNER
[Printed Name] THE TURNER FAMILY
REVOCABLE TRUST

4650 PEBBLE BEACH
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/05/26-XW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Mary A. Dobbins
(Signature)

Mary Dobbins
[Printed Name]

4417 Spyglass Dr
[Property Address]

Secretary
 Norman Planning Commission
 225 N. Webster Avenue
 Norman, OK 73069

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 08/05/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

The George R. + Marisa D. Kolar Family Trust

George R. Kolar, Marisa D. Kolar, Trustee
 (Signature)

George R. Kolar Marisa D. Kolar
 (Printed Name)

1301 Sawgrass Dr, Norman, OK 73072
 (Address of Property)

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/06/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

x Dante B. Helmer

x Brenda A. Helmer

(Signature)

Dante B. Helmer Trustee/
Brenda A. Helmer Trustee

[Printed Name]

1117 Caracara Dr. Norman OK 73072
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/2020 *rw*

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Christine Bacci
(Signature)

Christine Bacci
[Printed Name]

1300 Sawgrass Dr
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26 *lw*

DATED: 08/04/2026

REF: Rezoning Request of 4403 12th Ave S.E. Norman, OK

To Whom it may concern,

I am writing this letter to express my opposition to the requested rezoning made by Juniper Sage at Cobblestone Creek, LLC. I believe permitting the removal of the 55+ age restriction will negatively affect the peace and wellbeing of current residents of Sage Cobblestone and the surrounding neighborhood.

Thank you for your consideration.



Mitchell B. Gulliver
mbgulliver2@gmail.com
405-323-1663
1602 Zayden Ln
Norman, OK 73072

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26 JW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,



(Signature)

Joshua Lockett

[Printed Name]

4308 Spyglass Dr.

[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Angela Hernandez
(Signature)

ANGELA HERNANDEZ
[Printed Name]

4217 Snowy Owl
[Property Address]

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/20-xu

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,

Andrea Parsons
(Signature)

Andrea Parsons
[Printed Name]

1109 Falco Concolor
[Property Address]

City of Norman Secretary
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

RE: Sage Cobblestone Rezoning Request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction for Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

I work in geriatric care. I believe the original decision to have the zoning for 55+ living is essentially important to this city as we honor this age group and that we meet their specific needs. The City has done an exceptional job at meeting many of the other age but this is an area that still needs attention and support. Sage has been designed for active seniors. This is vitally important. Please do not neglect appropriate living space for them. I am against the proposal for these reasons.

Thank you for your attention to this matter.

Angela Magarian 7/30/2026

Angela Magarian
1200 Sawgrass Drive
Norman, OK 73072
405-4473-0317

August 3, 2026

Secretary
Norman Planning Commission
225 N Webster
Norman Oklahoma 73069

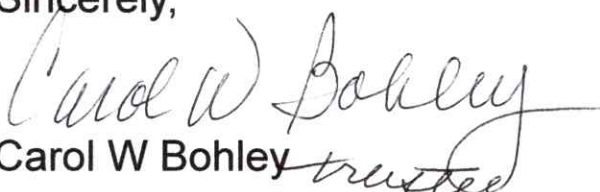
FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

Re: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff,

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


Carol W Bohley *trustee*
4217 Spyglass
Norman Ok 73072

The Carol Bohley Living Trust

August 9, 2026

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

Norman Planning Commission
Attention: Secretary
225 N. Webster Ave.
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Committee Staff:

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Committee and City Council to reject this request.

I live on the other side of 12th in Eagle Cliff South. I personally do not support this rezoning. Traffic is heavy enough as it is. Rezoning will open it up to younger people and families who are more active and around. This opens a whole new set of issues.

There should have been better projections before they built. I could have predicted it wouldn't fill up, and I am not a business-minded person. They should be made to stay 55+ and lower their rates to make it more affordable to seniors. There will be a whole mess of problems in our quiet laid-back community if this is allowed.

Sincerely,



Michelle Barron
913 Caracara Drive
Norman, OK 73072

MB

FILED IN THE OFFICE
OF THE CITY CLERKON 08/10/26-LWNorman Planning Commission
Case Number PD26-19

I am a homeowner who lives west of Sage Cobblestone Senior Living. Before becoming disabled I frequently ran through the Cobblestone neighborhood and golf course. Working 24 hour shifts I did a significant portion of my running at night as I would frequently need to sleep in the morning after getting off work. This is a beautiful neighborhood and I appreciate the residents being willing to put up with a woman needing a safe place to run at night, especially in the heat of summer when I would be doing my long distance runs leading up to Half Ironman distance races.

I was excited to hear of a planned senior living community at Cobblestone. Disappointment ensued when I learned it would not include assisted. I envisioned this as a potential place for my aging mother who lived in Kansas to move to. I deployed to Iraq with my Army National Guard unit as construction began.

My mom began actively looking for a senior living community this year. I urged her to consider Sage. She loves that it has a pool. This is an amenity few senior living communities offer. A pool offers on site exercise opportunities for seniors with arthritis and promotes an active lifestyle. Mobility is the number one factor in determining overall quality of life and independence in seniors. ***Read that again – mobility is the number one factor in determining quality of life and independence in seniors.*** My mom has toured multiple senior living facilities in Norman. Most have only one vacancy. The senior living facilities in Norman don't have a problem maintaining an almost 100% occupancy rate.

I find it hard to believe Sage Cobblestone cannot get occupancy above 55% per the investment group when they are the only property in town with such a highly desirable amenity. Sage Cobblestone residents on Facebook estimate occupancy at 86%.

After being medically retired from the Army I started my own small business. I also have an MBA. My MBA was completed with a dual track in leadership and marketing. I have graduate certificates in business and project management. Looking at the website for Sage Cobblestone on mobile and desktop, comparing it to other senior living facilities in Kansas and Oklahoma, it is clear the website is not geared towards individuals aged 55+. The information I have seen on their marketing also does not indicate targeted marketing towards the 55+ age group in general much less the active 55+ market, an understanding of SEO, or an understanding of marketing in general.

Sage Cobblestone has either failed to market a very viable product based on the high occupancy rate of other senior living communities in Norman, or they have intentionally marketed their

product in a manner guaranteed to fail with the long term plan of requesting removal of the age restriction. Expecting local residents to put up with a change for either of these reasons is ridiculous. Sage Cobblestone is not built to handle the number of vehicles a change in zoning would bring; residents did not approve a project that would bring the amount of traffic and noise associated with a standard apartment complex among other differences.

I protest the request for rezoning of Sage Cobblestone. All the available information indicates this property should be successful as it is currently zoned. Do not change the community because the investment company wants a higher return and has been inept.



Jolene Davis
Property Owner
3602 Truman Dr
Norman, OK 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

Christiona & Zachary Cejda

4213 Snowy Owl Drive

405-532-5449

christiona_reid@yahoo.com

August 7, 2026

To the Members of the Planning Commission and City Council,

RE: Formal Opposition to Rezoning Request of Sage Cobblestone

I am writing to formally voice my opposition to the proposed rezoning request for Sage Cobblestone, situated directly adjacent to/behind my residence at 4213 Snowy Owl Drive, Norman, OK 73072. The applicant is requesting a change from a 55+ senior housing overlay/designation to a general multi-family (all ages) designation.

While I recognize the ongoing need for housing within our city, removing the senior housing designation at this location creates several significant land-use, infrastructure, and livability concerns for the surrounding single-family neighborhood:

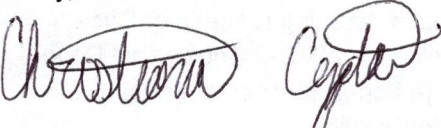
- **Traffic Impact and Pedestrian Safety:** A 55+ community inherently generates lower vehicle trip volumes, with traffic spread evenly throughout off-peak hours. Transitioning this complex to all-ages residential will drastically increase daily vehicle trips, particularly during peak morning and evening commute hours. Our immediate street network—specifically SE 12th Street/ Cedar Lane area—is not designed to absorb this influx of vehicular traffic safely.
- **Loss of Dedicated Senior Housing Stock:** Senior housing (55+) is a critical and increasingly scarce asset in our municipality. Removing this restriction reduces dedicated housing options for older residents who wish to age in place within a quiet, predictable setting, running counter to the city's broader housing diversity goals.
- **Neighborhood Scale and Compatibility:** The surrounding neighborhood consists of quiet residential homes. The existing 55+ facility has operated as an ideal transitional buffer between higher-density housing and single-family residences due to its low noise levels, low evening activity, and minimal street parking demands. Removing the age restriction alters the character and operational impact of the property on adjacent property owners.
- **On-Site Parking and Infrastructure Demands:** Senior developments are typically approved with lower parking ratios based on lower vehicle ownership rates among older adults. Converting the property to all-ages multi-family housing will likely lead to an

overflow of street parking into neighboring residential blocks, restricting visibility and emergency vehicle access.

When we purchased our home in 2020, we were not aware that apartments were planned to be built directly behind us, but it eased our minds when we found out it was a senior community. This community has been a wonderful addition to our neighborhood. It shocked me to find out that the residents were not notified of this request which says a lot about the management company. A management company that doesn't inform is vulnerable residents of very impactful changes is very underhanded and feels like a bait-and-switch for all residence in the building and around.

I respectfully ask the Planning Commission and City Council to **deny** the requested rezoning application and maintain the current 55+ senior housing designation for this property. Thank you for your time, consideration, and service to our community.

Sincerely,


Christiona Cejda
Eagle Cliff south resident

**UNVERIFIED
PROTEST LETTERS:
TRUST/TRUSTEE
AND/OR LLC NOT
LISTED, NOT OWNER
OF PROPERTY ON
RECORD**

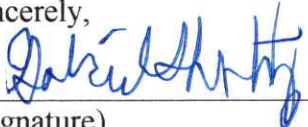
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Gabriel Shultz
[Printed Name]

1112 Glen Eagles Ct
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 sw

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Sonathan Mota
[Printed Name]

1132 Glen Eagles Ct
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)


[Printed Name]


[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26 *rw*

Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

[optional discussion]

Sincerely,


(Signature)

Wayne B. Vena
[Printed Name]

1404 Pebble Beach Dr. Norman, OK 73072
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-JW

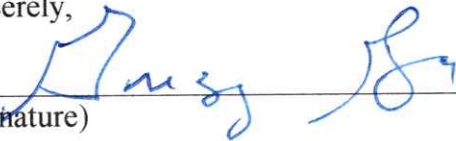
Secretary,
Norman Planning Commission
225 N. Webster Avenue
Norman, OK 73069

RE: Sage Cobblestone rezoning request (Case Number PD26-19)

Dear Planning Commission Staff

I am writing to express my opposition to the proposed removal of the 55+ age restriction at Sage Cobblestone. I respectfully urge the Planning Commission and City Council to reject this request.

Sincerely,


(Signature)

Gregg Garn
[Printed Name]

4420 Spyglass Dr.
[Property Address]

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-gw

RESIDENT PROTEST LETTERS

July 28, 2026

Planning Commission
City of Norman, OK

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/03/26-LW

Dear Commission members,

I am a resident of Sage Cobblestone 55+ community. Four years ago I moved from southeastern Oklahoma and leased an apartment at Sage in December 2022.

I am writing to protest the rezoning of Sage from a 55+ community. I have found a home here. I've made new friends and also enjoy being close to family who live in Norman and Edmond. I think the idea of community that we have here will change with rezoning.

Sincerely yours,



Linda Roop

4403 12th Ave SE, apt 2304

Norman, OK. 73072

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

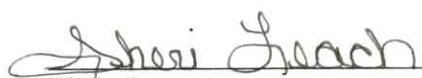
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,
Sage Cobblestone resident


Signed


Print

4403 12th Ave. SE
Apt. 5107
Norman, OK 73072
Phone: 580-521-1995

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Cynthia Gyuse

4403 12th Ave. SE
Apt. 5307
Norman, OK 73072

Phone: 804-214-8802

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

4403 12th Ave. SEApt. 5201

Norman, OK 73072

Phone: 602 5452778

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,

4403 12th Ave. SE

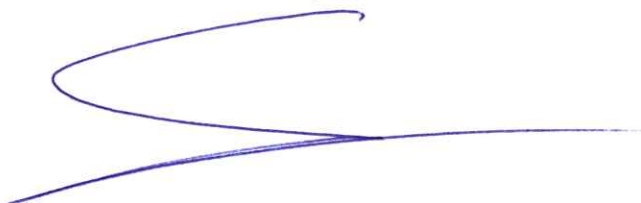
Apt.

Norman, OK 73072

Phone:

#5301

405-205-2615



FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

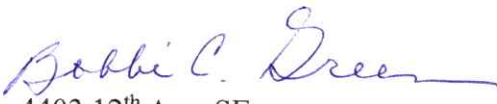
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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,


4403 12th Ave. SE
Apt. 2113
Norman, OK 73072
Phone: 703-283-1271

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE

Apt. 3201

Norman, OK 73072

Phone: 405-371-1811

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Debra Williams

4403 12th Ave. SE
Apt. *2216*
Norman, OK 73072

Phone:

405 898-7008

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

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Sincerely,

4403 12th Ave. SEApt. 5303

Norman, OK 73072

Phone: 405-606-5813

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,



4403 12th Ave. SE
Apt. 6304
Norman, OK 73072
Phone: 580-714-5490

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,

4403 12th Ave. SE

Apt. 6306

Norman, OK 73072

Phone: 405-361-9234

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
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Sincerely,



4403 12th Ave. SE
Apt. 2208
Norman, OK 73072
Phone:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,



4403 12th Ave. SE

Apt. 2206

Norman, OK 73072

Phone: 912-890-7200

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

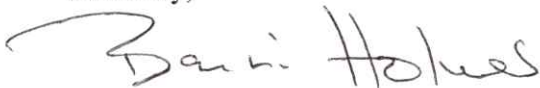
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Sincerely,



4403 12th Ave. SE
Apt. 6203
Norman, OK 73072
Phone: 972 626 5090

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE
Apt. 2105
Norman, OK 73072
Phone: (817) 528-8298

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Bettie Cantrell Mathes

4403 12th Ave. SE

Apt. 2105

Norman, OK 73072

Phone: (817) 528-8298

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,
Sage Cobblestone resident



Signed



Print

4403 12th Ave. SEApt. 5102

Norman, OK 73072

Phone: 405 446 4181

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,

4403 12th Ave. SE

Apt. 6203

Norman, OK 73072

Phone: 972-890-5005

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,

Delva Clark
4403 12th Ave. SE
Apt. 2203
Norman, OK 73072
Phone: 405-990-0834

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

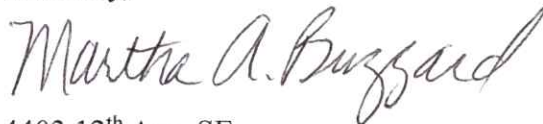
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE

Apt. 6301

Norman, OK 73072

Phone: 405-435-8123

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,

Wicki Debter

4403 12th Ave. SE
Apt. 5101
Norman, OK 73072

Phone: 918-729-4523

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

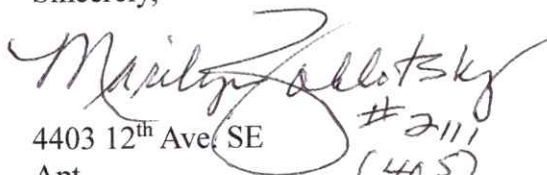
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,


4403 12th Ave. SE #2111
Apt. (405)
Norman, OK 73072 312-8099
Phone:

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

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Sincerely,



4403 12th Ave. SE

Apt. 3104
Norman, OK 73072

Phone: 405-850-1303

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,

Ken Ellinger, Apt 2204, Sage Cobblestone

4403 12th Ave. SE
Apt.
Norman, OK 73072
Phone:

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

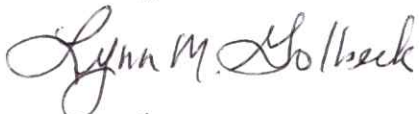
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Sincerely,



4403 12th Ave. SE
Apt. 3311
Norman, OK 73072

Phone: 479-321-9037

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

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Sincerely,



Cynthia Darity
4403 12th Ave. SE
Apt. 4312
Norman, OK 73072
Phone: (512) 574-2026

FILED IN THE OFFICE
OF THE CITY CLERKON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,



Luanne Alexander
4403 12th Ave. SE
Apt. 4101
Norman, OK 73072
Phone: (918) 823-6785

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

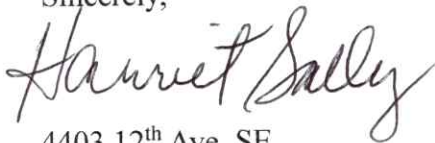
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Sincerely,



4403 12th Ave. SE

Apt. 2211

Norman, OK 73072

Phone: 404-772-2599

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

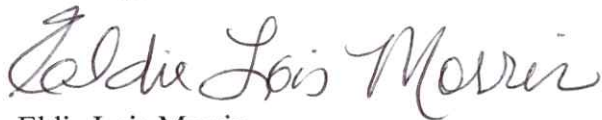
RE: Case #: PD26-19
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Sincerely,



Eldie Lois Morris
4403 12th Ave. SE
Apt. 5110
Norman, OK 73072
(918) 851-1080

ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,
Sage Cobblestone resident

Deborah Davis
Signed

Deborah Davis
Print

4403 12th Ave. SE
Apt. 2312
Norman, OK 73072
Phone: (405) 820-5410

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,
Sage Cobblestone resident

Gail McCarty
Signed

Gail McCarty
Print

4403 12th Ave. SE

Apt. 5203

Norman, OK 73072

Phone: 505-453-6802

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

Item 6.

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,
Sage Cobblestone resident

Beverly Dahlgren
Signed

Beverly DAHLGREN
Print

4403 12th Ave. SE
Apt. 2109
Norman, OK 73072
Phone: 480-399 5644

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-20

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,
Sage Cobblestone resident

Christian Remling
Signed
Christian Remling
Print

4403 12th Ave. SE
Apt. 3306
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-24

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,
Sage Cobblestone resident

Linda Brown
Signed

Linda Brown
Print

4403 12th Ave. SE
Apt. 3209
Norman, OK 73072
Phone: 540 308 1039

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-3-26

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,
Sage Cobblestone resident


Signed

PAT TRAIL
Print

4403 12th Ave. SE
Apt. 4203
Norman, OK 73072
Phone: 513-500-1499

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

August 9, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,

Bernadette Flax
Signed

Bernadette Flax
Print Name

4403 12th Ave. SE

Apt. _____

Norman, OK 73072

Phone: 702-575-3256

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

August 9, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,

Edward Flax

Signed

Edward Flax

Print Name

4403 12th Ave. SE

Apt. _____

Norman, OK 73072

Phone: 702-575-3256

FILED IN THE OFFICE
OF THE CITY CLERK

ON 08/10/26-KW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,



Signed



Print Name

4403 12th Ave. SE
Apt. _____
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-xw

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

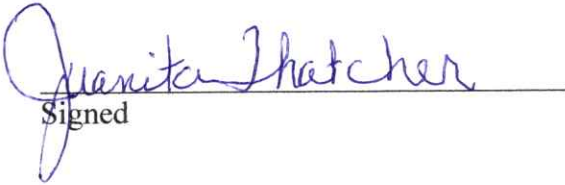
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

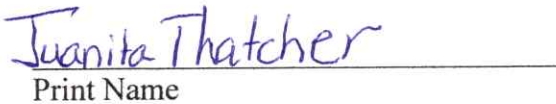
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Sincerely,


Signed


Print Name

4403 12th Ave. SE

Apt. _____

Norman, OK 73072

Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26 *fw*

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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Sincerely,


Signed

Gloria Burrus
Print Name

4403 12th Ave. SE
Apt. 6309
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-LW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,

Mitchell L Burrus,
Signed

Mitchell BARRUS
Print Name

4403 12th Ave. SE
Apt. 6309
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-ew

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: Case #: PD26-19
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Lori Mouse
Signed

LOR, Mouse
Print Name

4403 12th Ave. SE

Apt. 3101

Norman, OK 73072

Phone: 418-607-2132

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-xw

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Mike Gasbill

Signed

MIKE GASBILL

Print Name

4403 12th Ave. SE

Apt. 6104

Norman, OK 73072

Phone: 850/507-7963

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-rw

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

Only 2 weeks ago did I learn that Juniper Sage at Cobblestone, LLC, the company that owns Sage Cobblestone, was planning to ask for rezoning to change the apartment complex where I live from 55+ active adult to multi-family.

I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



Signed



Print Name

4403 12th Ave. SE

Apt. 6104

Norman, OK 73072

Phone: 850-460-5576

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

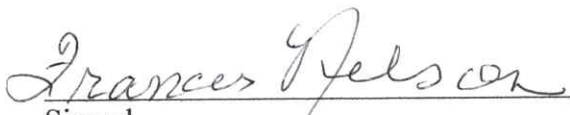
RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,


Signed

FRANCES NELSON
Print Name

4403 12th Ave. SE
Apt. 6101
Norman, OK 73072
Phone: 405-570 4297

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

July 31, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

To Whom It May Concern:

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,



4403 12th Ave. SE
Apt. 6208
Norman, OK 73072
Phone:

Michelle Harvey
44-330-7080

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-XW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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I moved to Sage Cobblestone because it was 55+ active adult and because it was NOT multi-family. And while there are other reasons why I want Sage Cobblestone to remain 55+ active adult, I ask that you note that **I am opposed to rezoning Sage Cobblestone to multi-family.**

Sincerely,

Takiko Tate

Signed

TAKIKO TATE

Print Name

4403 12th Ave. SE
Apt. 6107
Norman, OK 73072
Phone: _____

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/10/26-RW

August 4, 2026

Norman Planning Commission
225 N. Webster Ave.
(P.O. Box 370)
Norman, OK 73069 (74070)

RE: **Case #: PD26-19**
Rezoning of Sage Cobblestone property

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Sincerely,

Curtis Tate
Signed

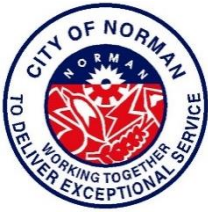
Curtis Tate
Print Name

4403 12th Ave. SE
Apt. 6107
Norman, OK 73072
Phone: _____

File Attachments for Item:

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Lora Hoggatt, Planning Services Manager

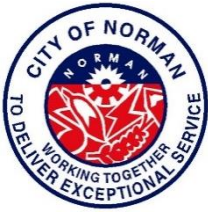
ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

***The applicant requests postponement to the September 10, 2026
Planning Commission meeting.***

File Attachments for Item:

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE.

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Cedar Lane, LLC

PRESENTER: Ken Danner, Subdivision Development Manager

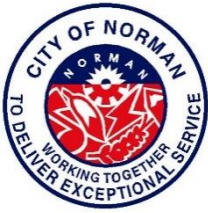
ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE.

The applicant requests postponement to the September 10, 2026 Planning Commission meeting.

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) THROUGH TWENTY (20), INCLUSIVE, OF BLOCK TWO (2), BEING PART OF THE ORIGINAL TOWN PLAT OF FRANKLIN, CLEVELAND COUNTY, OKLAHOMA AS FILED IN PLAT BOOK 1 AT PAGE 99, DATED MAY 29, 1908 IN THE CLEVELAND COUNTY CLERK'S RECORDS, FROM THE A-2, RURAL AGRICULTAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (7327 E FRANKLIN RD, WARD 5)

The applicant requests postponement to the December 10, 2026 Planning Commission meeting.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/13/2026

REQUESTER: Franklin Baptist Church Inc.

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-4:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) THROUGH TWENTY (20), INCLUSIVE, OF BLOCK TWO (2), BEING PART OF THE ORIGINAL TOWN PLAT OF FRANKLIN, CLEVELAND COUNTY, OKLAHOMA AS FILED IN PLAT BOOK 1 AT PAGE 99, DATED MAY 29, 1908 IN THE CLEVELAND COUNTY CLERK'S RECORDS, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (7327 E FRANKLIN RD, WARD 5)

***The applicant requests postponement to the December 10, 2026
Planning Commission meeting.***
